

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: W. Kent / 27

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 894

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

| | Land | Imps | Total | Sale Price | Ratio | COV* |
|-------------------|----------|-----------|-----------|------------|--------|--------|
| 2006 Value | \$84,200 | \$173,300 | \$257,500 | \$296,700 | 86.8% | 15.10% |
| 2007 Value | \$93,900 | \$195,800 | \$289,700 | \$296,700 | 97.6% | 15.08% |
| Change | +\$9,700 | +\$22,500 | +\$32,200 | | +10.8% | -0.02% |
| % Change | +11.5% | +13.0% | +12.5% | | +12.4% | -0.13% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.02% and -0.13% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|----------|-----------|-----------|
| 2006 Value | \$87,200 | \$167,300 | \$254,500 |
| 2007 Value | \$97,400 | \$189,100 | \$286,500 |
| Percent Change | +11.7% | +13.0% | +12.6% |

Number of one to three unit residences in the Population: 4524

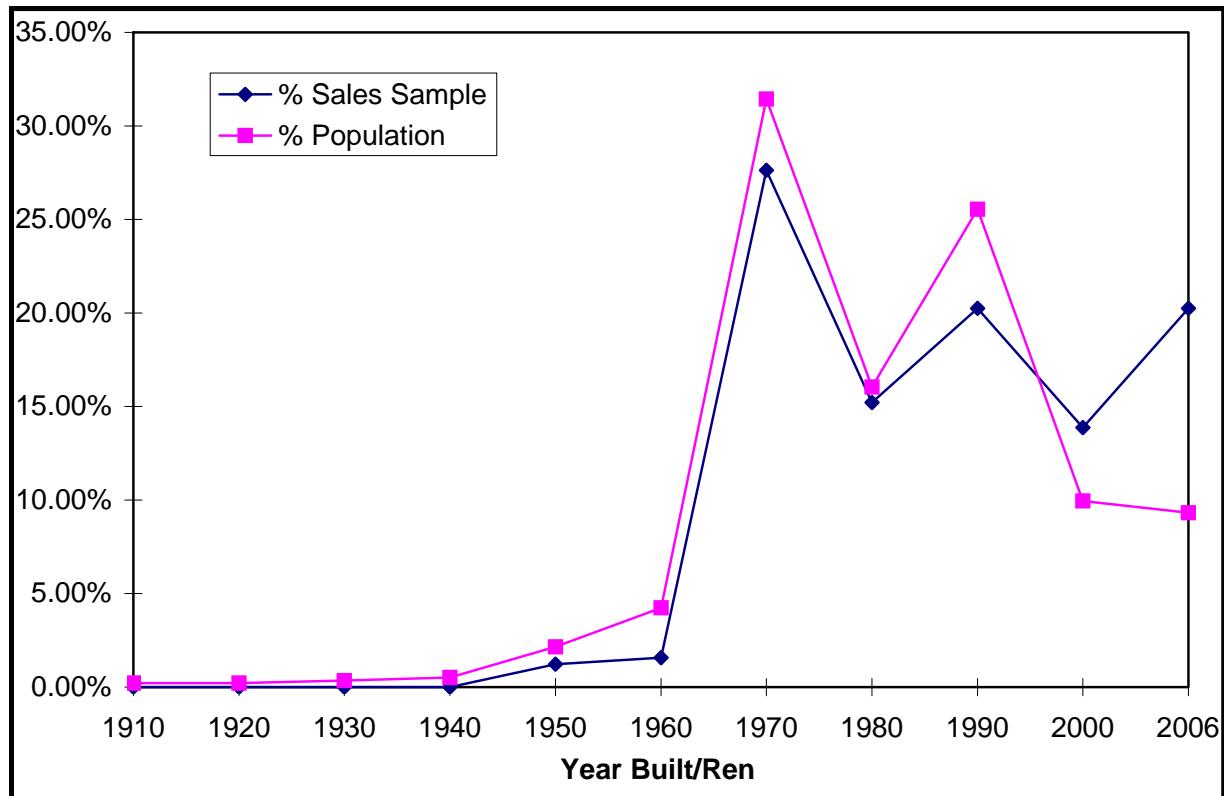
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with lot sizes greater than 30,000 square feet and built before year 2001 require a higher adjustment. Also, improvements that are built after year 2000 require a higher adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

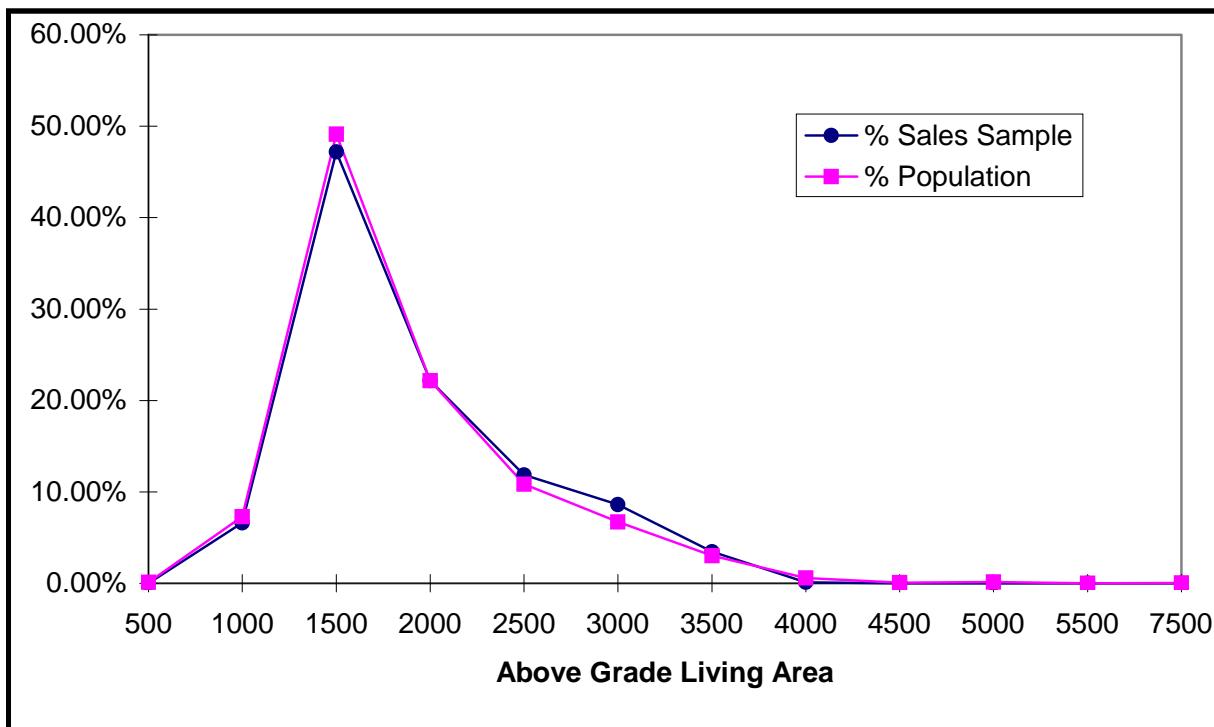
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Sales Sample | Year Built/Ren | Frequency | % Population |
| 1910 | 0 | 0.00% | 1910 | 10 | 0.22% |
| 1920 | 0 | 0.00% | 1920 | 10 | 0.22% |
| 1930 | 0 | 0.00% | 1930 | 16 | 0.35% |
| 1940 | 0 | 0.00% | 1940 | 23 | 0.51% |
| 1950 | 11 | 1.23% | 1950 | 97 | 2.14% |
| 1960 | 14 | 1.57% | 1960 | 192 | 4.24% |
| 1970 | 247 | 27.63% | 1970 | 1422 | 31.43% |
| 1980 | 136 | 15.21% | 1980 | 726 | 16.05% |
| 1990 | 181 | 20.25% | 1990 | 1156 | 25.55% |
| 2000 | 124 | 13.87% | 2000 | 450 | 9.95% |
| 2006 | 181 | 20.25% | 2006 | 422 | 9.33% |
| | 894 | | | 4524 | |



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

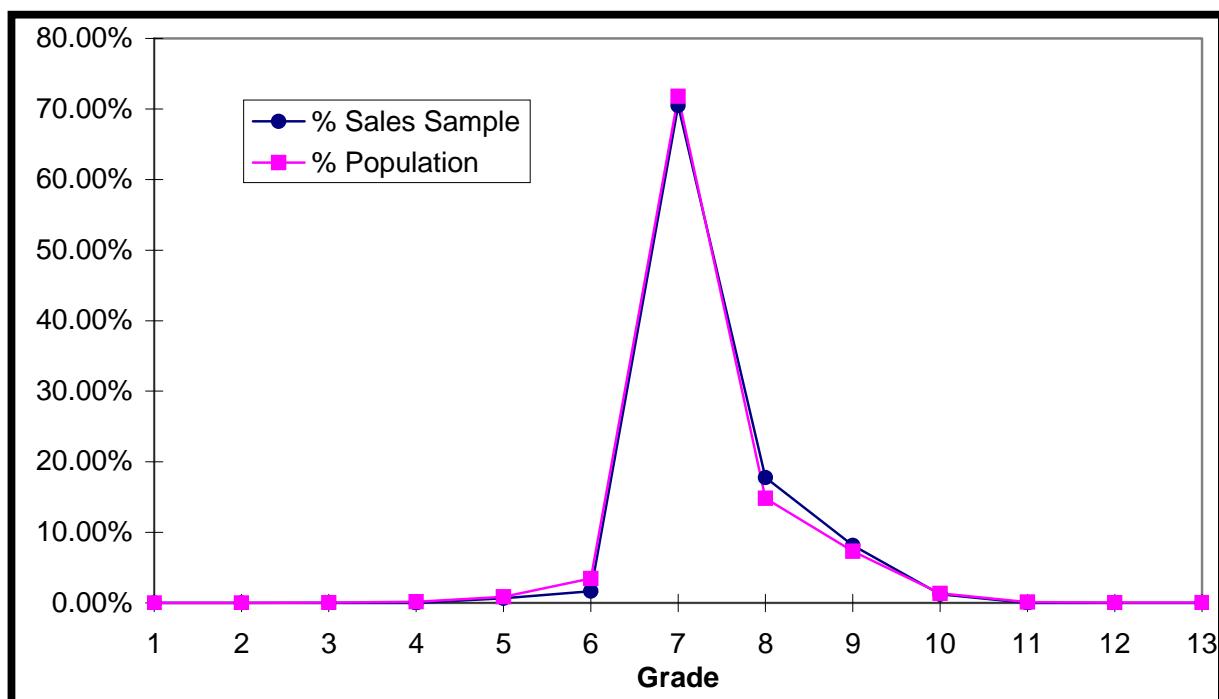
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA | Frequency | % Sales Sample | AGLA | Frequency | % Population |
| 500 | 0 | 0.00% | 500 | 4 | 0.09% |
| 1000 | 59 | 6.60% | 1000 | 329 | 7.27% |
| 1500 | 422 | 47.20% | 1500 | 2222 | 49.12% |
| 2000 | 198 | 22.15% | 2000 | 1002 | 22.15% |
| 2500 | 106 | 11.86% | 2500 | 491 | 10.85% |
| 3000 | 77 | 8.61% | 3000 | 304 | 6.72% |
| 3500 | 31 | 3.47% | 3500 | 136 | 3.01% |
| 4000 | 1 | 0.11% | 4000 | 26 | 0.57% |
| 4500 | 0 | 0.00% | 4500 | 3 | 0.07% |
| 5000 | 0 | 0.00% | 5000 | 6 | 0.13% |
| 5500 | 0 | 0.00% | 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% | 7500 | 1 | 0.02% |
| | 894 | | | 4524 | |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

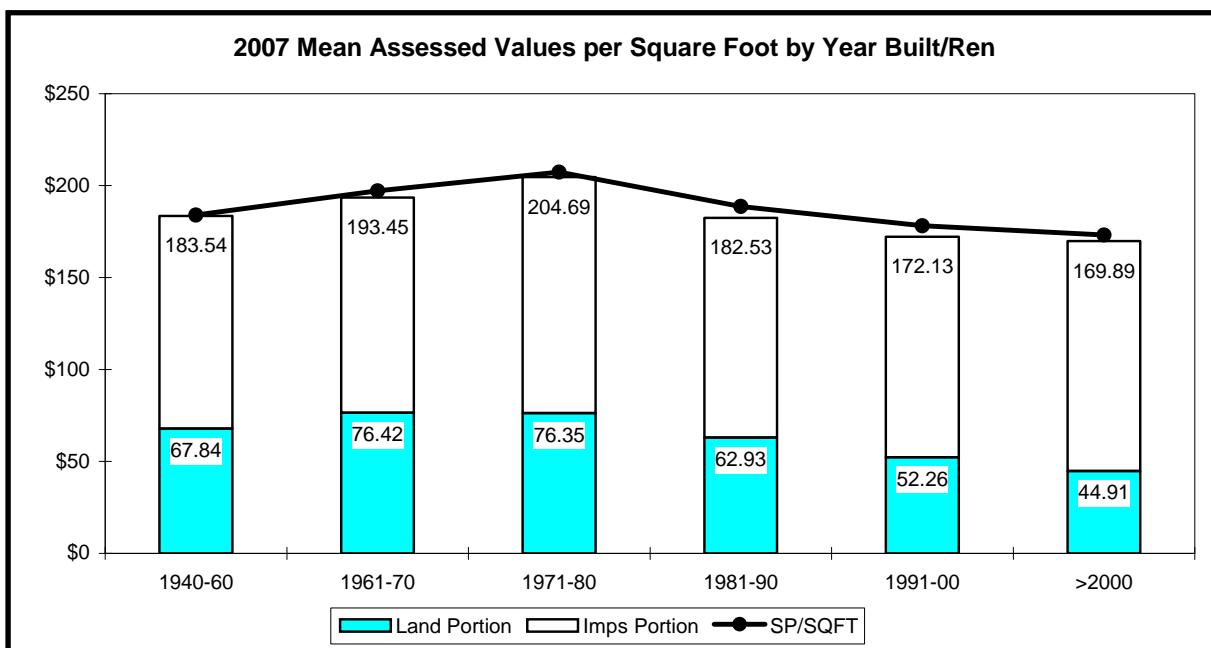
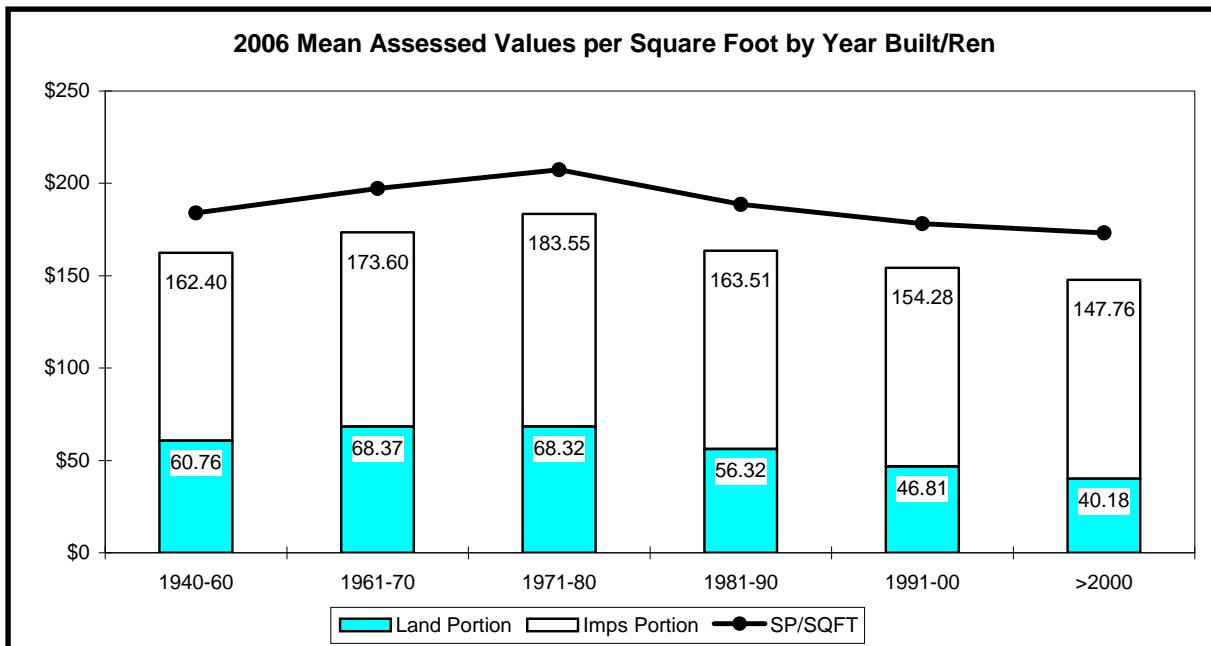
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 0 | 0.00% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 1 | 0.02% |
| 4 | 0 | 0.00% | 4 | 7 | 0.15% |
| 5 | 6 | 0.67% | 5 | 39 | 0.86% |
| 6 | 15 | 1.68% | 6 | 156 | 3.45% |
| 7 | 630 | 70.47% | 7 | 3248 | 71.79% |
| 8 | 159 | 17.79% | 8 | 672 | 14.85% |
| 9 | 73 | 8.17% | 9 | 332 | 7.34% |
| 10 | 11 | 1.23% | 10 | 62 | 1.37% |
| 11 | 0 | 0.00% | 11 | 5 | 0.11% |
| 12 | 0 | 0.00% | 12 | 1 | 0.02% |
| 13 | 0 | 0.00% | 13 | 1 | 0.02% |
| | 894 | | | 4524 | |



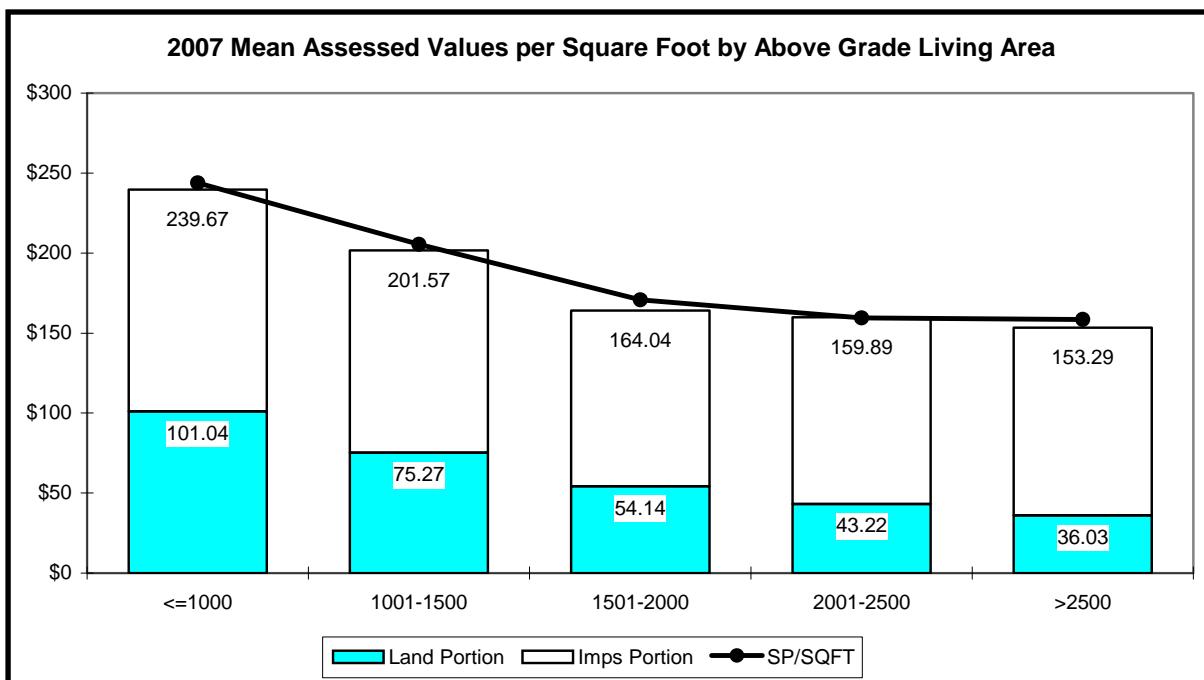
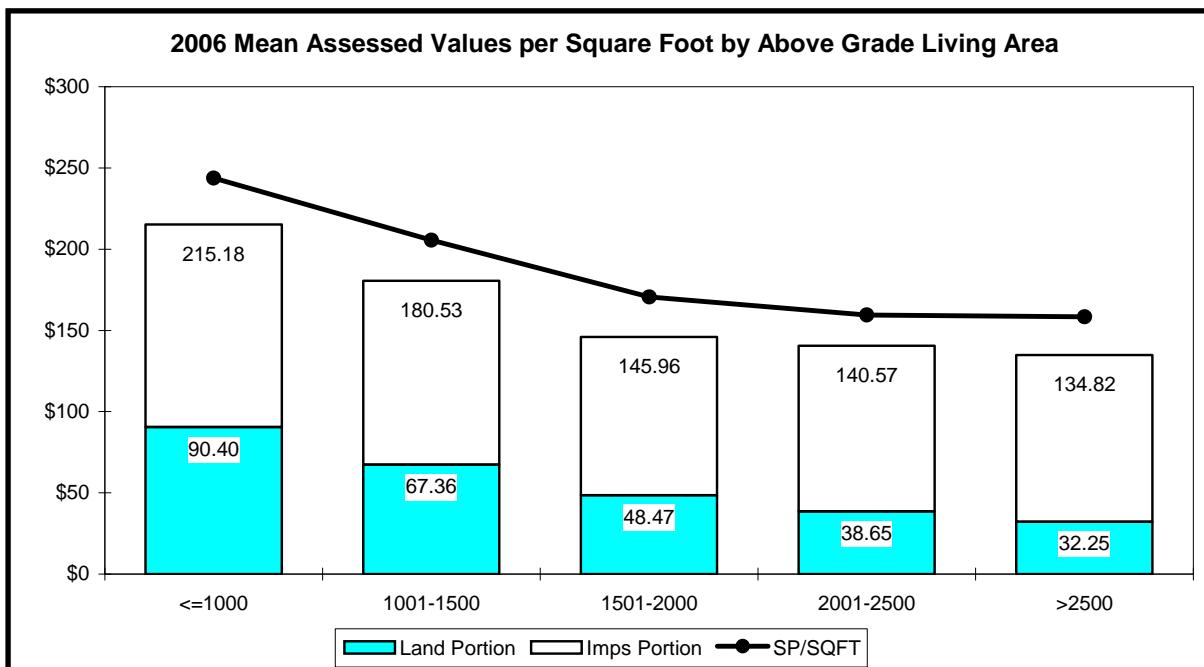
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



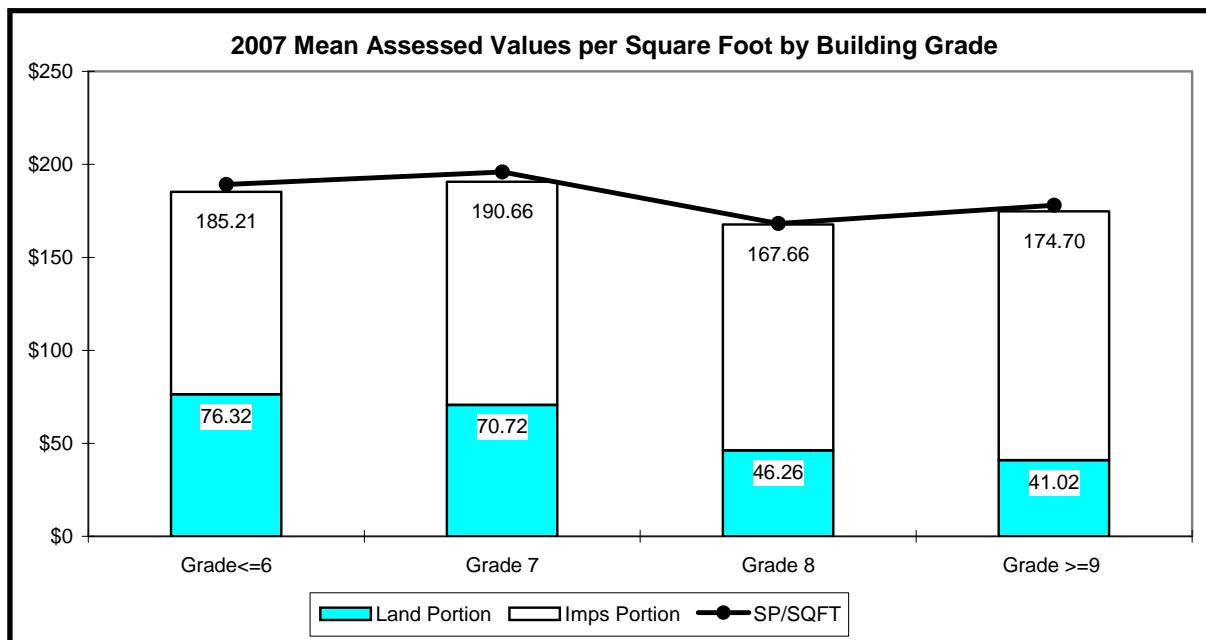
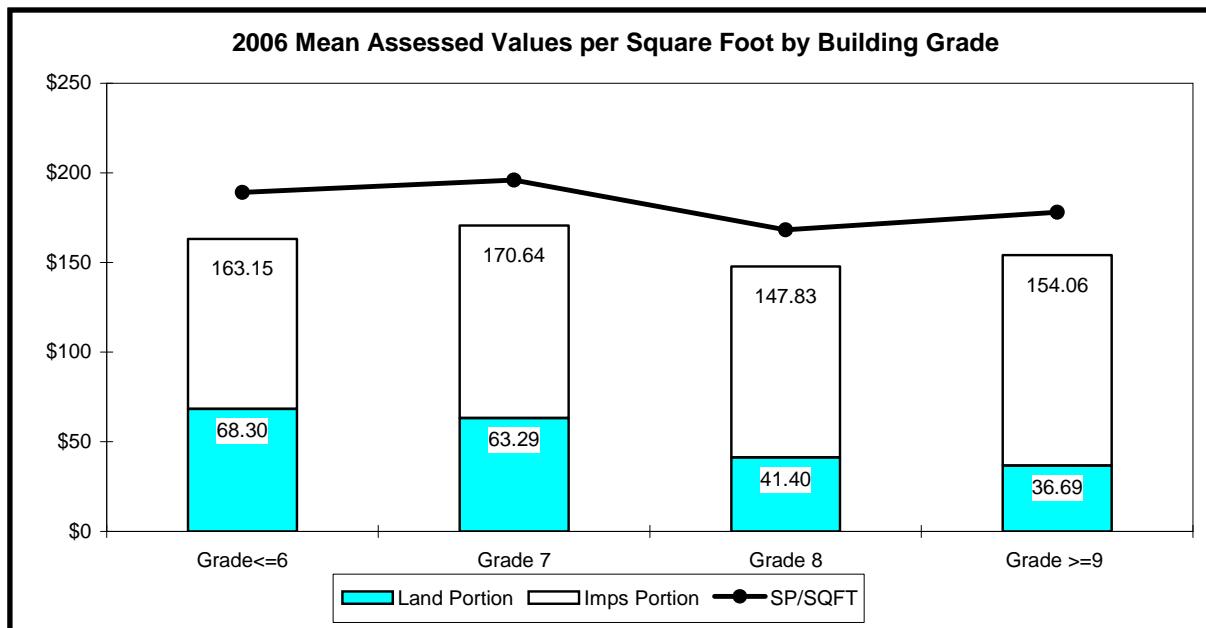
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **19** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **11.7%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times \text{1.125}, \text{with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **894** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with lot sizes larger than 30,000 square feet and built before 2001 were at a lower assessment. Improvements that are built after year 2000 were also at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8967422 - 5.182938E-02 * \text{BigLotYB_2001} - 2.888731E-02 * \text{NewYB}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.13)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.13, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 27 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.51%

Big Lot>30000 Yes

Year Built <2001

% Adjustment 6.84%

New Year Built Yes

>2000

% Adjustment 3.71%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a lot size larger than 30,000 square feet that had an improvement built before 2001 would *approximately* receive a 18.35% upward adjustment (11.51% + 6.84%). There are 443 parcels in the population that would receive this adjustment.

Improvements built after year 2000 would *approximately* receive a 15.22% upward adjustment (11.51% + 3.71%). There are 408 parcels in the population that would receive this adjustment.

There are no double adjustments.

This model corrects for these strata differences.

81% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 27 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <=6 | 21 | 0.886 | 1.013 | 14.2% | 0.916 | 1.109 |
| 7 | 630 | 0.866 | 0.969 | 11.8% | 0.958 | 0.980 |
| 8 | 159 | 0.875 | 0.993 | 13.5% | 0.969 | 1.017 |
| >=9 | 84 | 0.863 | 0.979 | 13.4% | 0.944 | 1.014 |
| Year Built or Year Renovated | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 1940-1960 | 25 | 0.883 | 1.001 | 13.4% | 0.934 | 1.068 |
| 1961-1970 | 247 | 0.881 | 0.982 | 11.5% | 0.964 | 1.001 |
| 1971-1980 | 136 | 0.886 | 0.989 | 11.6% | 0.965 | 1.013 |
| 1981-1990 | 181 | 0.867 | 0.968 | 11.7% | 0.947 | 0.990 |
| 1991-2000 | 124 | 0.871 | 0.972 | 11.6% | 0.947 | 0.997 |
| >2000 | 181 | 0.844 | 0.971 | 15.0% | 0.946 | 0.996 |
| Condition | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| Average | 687 | 0.866 | 0.976 | 12.7% | 0.965 | 0.988 |
| >=Good | 207 | 0.874 | 0.976 | 11.7% | 0.957 | 0.995 |
| Stories | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 1 | 534 | 0.874 | 0.977 | 11.7% | 0.964 | 0.989 |
| 1.5 | 12 | 0.851 | 0.951 | 11.8% | 0.856 | 1.046 |
| 2 | 348 | 0.862 | 0.977 | 13.4% | 0.961 | 0.994 |
| Above Grade Living Area | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| <=1000 | 59 | 0.883 | 0.984 | 11.3% | 0.942 | 1.026 |
| 1001-1500 | 422 | 0.878 | 0.981 | 11.7% | 0.967 | 0.994 |
| 1501-2000 | 198 | 0.854 | 0.960 | 12.5% | 0.940 | 0.981 |
| 2001-2500 | 106 | 0.882 | 1.004 | 13.8% | 0.972 | 1.035 |
| >2500 | 109 | 0.848 | 0.964 | 13.7% | 0.931 | 0.997 |

Area 27 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

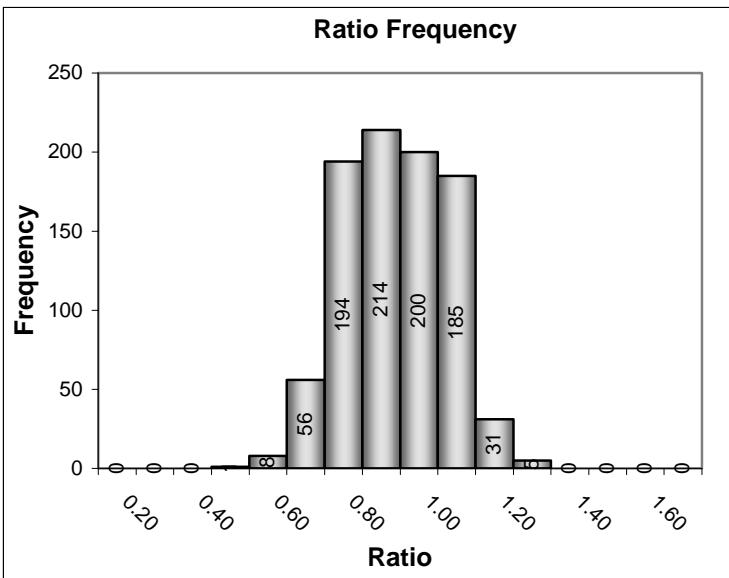
It is difficult to draw valid conclusions when the sales count is low.

| View Y/N | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|--------------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N | 828 | 0.872 | 0.980 | 12.4% | 0.970 | 0.990 |
| Y | 66 | 0.839 | 0.947 | 12.9% | 0.904 | 0.990 |
| Wft Y/N | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N | 894 | 0.868 | 0.976 | 12.5% | 0.967 | 0.986 |
| Sub | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 9 | 354 | 0.870 | 0.970 | 11.6% | 0.956 | 0.985 |
| 10 | 50 | 0.854 | 0.981 | 14.9% | 0.945 | 1.017 |
| 11 | 215 | 0.881 | 0.993 | 12.7% | 0.973 | 1.013 |
| 12 | 275 | 0.859 | 0.970 | 12.8% | 0.950 | 0.989 |
| Lot Size | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| <5000 | 101 | 0.860 | 0.985 | 14.6% | 0.955 | 1.016 |
| 5001-8000 | 368 | 0.871 | 0.976 | 12.1% | 0.961 | 0.990 |
| 8001-12000 | 272 | 0.878 | 0.980 | 11.6% | 0.963 | 0.998 |
| 12001-16000 | 61 | 0.870 | 0.975 | 12.1% | 0.937 | 1.013 |
| 16001-20000 | 40 | 0.858 | 0.962 | 12.1% | 0.907 | 1.016 |
| 20001-30000 | 20 | 0.885 | 0.987 | 11.6% | 0.910 | 1.064 |
| >30000 | 32 | 0.802 | 0.946 | 17.9% | 0.865 | 1.028 |
| Big Lot>30000 SF Year Built<2001 Y/N | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N | 864 | 0.871 | 0.978 | 12.3% | 0.968 | 0.987 |
| Y | 30 | 0.806 | 0.952 | 18.2% | 0.867 | 1.038 |
| YrBuilt>2000 Y/N | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N | 718 | 0.876 | 0.978 | 11.7% | 0.967 | 0.989 |
| Y | 176 | 0.845 | 0.972 | 15.0% | 0.947 | 0.997 |

Annual Update Ratio Study Report (Before)

2006 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: SW / Team - 2 | Lien Date: 01/01/2006 | Date of Report: 2/27/2007 | Sales Dates: 1/2004 - 12/2006 |
| Area W. Kent | Appr ID: Jwei | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 894 | | |
| Mean Assessed Value | 257,500 | | |
| Mean Sales Price | 296,700 | | |
| Standard Deviation AV | 68,874 | | |
| Standard Deviation SP | 95,045 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.889 | | |
| Median Ratio | 0.889 | | |
| Weighted Mean Ratio | 0.868 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.438 | | |
| Highest ratio: | 1.272 | | |
| Coefficient of Dispersion | 12.70% | | |
| Standard Deviation | 0.134 | | |
| Coefficient of Variation | 15.10% | | |
| Price Related Differential (PRD) | 1.025 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.879 | | |
| Upper limit | 0.902 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.881 | | |
| Upper limit | 0.898 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 4524 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.134 | | |
| Recommended minimum: | 29 | | |
| Actual sample size: | 894 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 446 | | |
| # ratios above mean: | 448 | | |
| Z: | 0.067 | | |
| Conclusion: | Normal* | | |
| *i.e. no evidence of non-normality | | | |



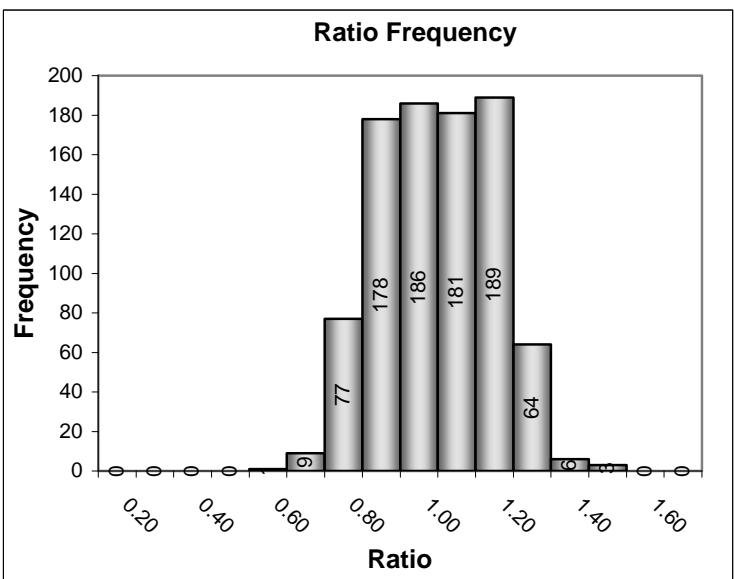
COMMENTS:

1 to 3 Unit Residences throughout area 27

Annual Update Ratio Study Report (After)

2007 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: SW / Team - 2 | Lien Date: 01/01/2007 | Date of Report: 2/27/2007 | Sales Dates: 1/2004 - 12/2006 |
| Area W. Kent | Appr ID: Jwei | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) 894 Mean Assessed Value 289,700 Mean Sales Price 296,700 Standard Deviation AV 80,156 Standard Deviation SP 95,045 | | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio 0.998 Median Ratio 1.000 Weighted Mean Ratio 0.976 | | | |
| UNIFORMITY | | | |
| Lowest ratio 0.518 Highest ratio: 1.481 Coefficient of Dispersion 12.73% Standard Deviation 0.151 Coefficient of Variation 15.08% Price Related Differential (PRD) 1.022 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median Lower limit 0.984 Upper limit 1.019 | | | |
| 95% Confidence: Mean Lower limit 0.988 Upper limit 1.008 | | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) 4524 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.151 Recommended minimum: 36 Actual sample size: 894 Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test # ratios below mean: 445 # ratios above mean: 449 Z: 0.134 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 27

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 753120 | 0120 | 4/26/04 | \$164,000 | 830 | 0 | 7 | 1969 | 4 | 7416 | N | N | 3521 S 295TH ST |
| 009 | 131291 | 0160 | 3/28/06 | \$286,200 | 840 | 520 | 7 | 1983 | 3 | 7200 | N | N | 4032 S 302ND PL |
| 009 | 131291 | 0290 | 1/11/06 | \$269,000 | 840 | 650 | 7 | 1985 | 4 | 7326 | N | N | 4037 S 302ND PL |
| 009 | 131130 | 0070 | 6/7/04 | \$204,950 | 860 | 860 | 7 | 1963 | 3 | 7280 | N | N | 28852 37TH AVE S |
| 009 | 293500 | 0150 | 10/13/05 | \$235,000 | 860 | 0 | 7 | 1970 | 3 | 6300 | N | N | 4224 S 297TH PL |
| 009 | 789550 | 0010 | 10/4/06 | \$269,950 | 860 | 470 | 7 | 1969 | 3 | 7600 | N | N | 29805 42ND AVE S |
| 009 | 753120 | 0130 | 6/15/06 | \$240,650 | 860 | 0 | 7 | 1969 | 3 | 8240 | N | N | 3525 S 295TH ST |
| 009 | 131100 | 0100 | 3/8/04 | \$210,500 | 860 | 460 | 7 | 1962 | 4 | 7350 | N | N | 29003 38TH AVE S |
| 009 | 555690 | 0330 | 4/28/04 | \$158,500 | 900 | 0 | 7 | 1970 | 3 | 9450 | N | N | 3523 S 291ST ST |
| 009 | 293500 | 0270 | 5/25/04 | \$180,000 | 900 | 400 | 7 | 1970 | 3 | 7200 | N | N | 4311 S 296TH PL |
| 009 | 555690 | 0040 | 2/5/04 | \$158,000 | 900 | 0 | 7 | 1970 | 3 | 6300 | N | N | 3504 S 291ST ST |
| 009 | 555690 | 0030 | 10/18/05 | \$195,650 | 900 | 0 | 7 | 1969 | 3 | 7200 | N | N | 3510 S 291ST ST |
| 009 | 769650 | 0250 | 8/26/05 | \$246,000 | 900 | 470 | 7 | 1970 | 3 | 7200 | N | N | 29822 47TH PL S |
| 009 | 555690 | 0120 | 1/27/06 | \$221,000 | 910 | 0 | 7 | 1969 | 4 | 8820 | N | N | 3410 S 292ND ST |
| 009 | 769663 | 0090 | 6/14/04 | \$189,900 | 920 | 300 | 7 | 1976 | 3 | 7503 | N | N | 30014 43RD PL S |
| 009 | 769663 | 0430 | 2/28/06 | \$265,000 | 920 | 300 | 7 | 1976 | 3 | 7524 | N | N | 4225 S 300TH PL |
| 009 | 293500 | 0200 | 4/27/06 | \$260,000 | 930 | 470 | 7 | 1970 | 3 | 7360 | N | N | 29620 42ND PL S |
| 009 | 293500 | 0140 | 6/8/05 | \$245,000 | 930 | 460 | 7 | 1970 | 4 | 7000 | N | N | 4232 S 297TH PL |
| 009 | 769650 | 0110 | 10/11/06 | \$284,950 | 930 | 490 | 7 | 1973 | 4 | 8625 | N | N | 29854 45TH PL S |
| 009 | 131291 | 0170 | 3/21/05 | \$193,500 | 950 | 0 | 7 | 1983 | 3 | 7920 | N | N | 4026 S 302ND PL |
| 009 | 131030 | 0090 | 2/24/06 | \$225,000 | 960 | 0 | 7 | 1976 | 3 | 7268 | N | N | 3340 S 290TH ST |
| 009 | 769663 | 0120 | 5/27/04 | \$197,000 | 970 | 580 | 7 | 1976 | 3 | 7850 | N | N | 30012 42ND PL S |
| 009 | 769660 | 0340 | 2/9/04 | \$169,950 | 970 | 0 | 7 | 1971 | 3 | 8580 | N | N | 30032 47TH PL S |
| 009 | 769650 | 0080 | 3/31/04 | \$170,000 | 970 | 0 | 7 | 1968 | 3 | 8424 | N | N | 29855 45TH PL S |
| 009 | 769650 | 0040 | 5/27/04 | \$169,000 | 970 | 0 | 7 | 1968 | 3 | 7200 | N | N | 29827 45TH PL S |
| 009 | 769661 | 0130 | 6/28/04 | \$208,500 | 970 | 580 | 7 | 1975 | 3 | 7500 | N | N | 29918 48TH PL S |
| 009 | 246060 | 0160 | 4/12/04 | \$211,500 | 970 | 580 | 7 | 1974 | 3 | 8584 | N | N | 29820 45TH AVE S |
| 009 | 246060 | 0190 | 1/31/05 | \$219,900 | 970 | 580 | 7 | 1975 | 3 | 10530 | N | N | 29808 45TH AVE S |
| 009 | 246060 | 0050 | 7/12/05 | \$194,653 | 970 | 0 | 7 | 1973 | 3 | 6392 | N | N | 29831 45TH AVE S |
| 009 | 769650 | 0080 | 6/20/05 | \$200,000 | 970 | 0 | 7 | 1968 | 3 | 8424 | N | N | 29855 45TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 769663 | 0050 | 3/15/05 | \$238,500 | 970 | 580 | 7 | 1976 | 3 | 7850 | N | N | 30021 44TH CT S |
| 009 | 032104 | 9099 | 1/23/06 | \$194,500 | 970 | 0 | 7 | 1960 | 3 | 7405 | N | N | 3259 S 288TH ST |
| 009 | 769660 | 0070 | 10/6/06 | \$269,950 | 970 | 590 | 7 | 1974 | 3 | 7600 | N | N | 30021 45TH PL S |
| 009 | 769660 | 0340 | 9/12/06 | \$239,000 | 970 | 0 | 7 | 1971 | 3 | 8580 | N | N | 30032 47TH PL S |
| 009 | 769660 | 0310 | 9/13/04 | \$185,250 | 970 | 0 | 7 | 1971 | 4 | 7500 | N | N | 30012 47TH PL S |
| 009 | 769660 | 0240 | 6/8/06 | \$197,000 | 970 | 0 | 7 | 1973 | 4 | 7742 | N | N | 30036 45TH PL S |
| 009 | 246050 | 0090 | 8/23/04 | \$195,000 | 970 | 0 | 7 | 1970 | 4 | 7800 | N | N | 29600 45TH AVE S |
| 009 | 769650 | 0120 | 11/11/05 | \$231,000 | 970 | 0 | 7 | 1968 | 4 | 7920 | N | N | 29852 45TH PL S |
| 009 | 246050 | 0080 | 9/25/06 | \$235,000 | 970 | 0 | 7 | 1971 | 4 | 7980 | N | N | 29604 45TH AVE S |
| 009 | 769662 | 0010 | 7/14/05 | \$244,000 | 1000 | 580 | 7 | 1976 | 3 | 7650 | N | N | 4608 S 300TH PL |
| 009 | 131100 | 0630 | 7/19/05 | \$214,200 | 1000 | 0 | 7 | 1962 | 3 | 7210 | N | N | 28846 38TH AVE S |
| 009 | 131100 | 0310 | 6/18/04 | \$178,500 | 1000 | 0 | 7 | 1962 | 4 | 7420 | N | N | 3809 S 292ND PL |
| 009 | 555680 | 0010 | 2/28/05 | \$210,000 | 1010 | 840 | 7 | 1967 | 3 | 7650 | N | N | 28803 40TH AVE S |
| 009 | 337600 | 0120 | 5/25/04 | \$181,500 | 1010 | 0 | 7 | 1967 | 3 | 7315 | N | N | 28910 44TH PL S |
| 009 | 769663 | 0040 | 4/19/05 | \$239,000 | 1010 | 330 | 7 | 1976 | 3 | 7950 | N | N | 30015 44TH CT S |
| 009 | 337600 | 0120 | 2/9/06 | \$233,700 | 1010 | 0 | 7 | 1967 | 3 | 7315 | N | N | 28910 44TH PL S |
| 009 | 131270 | 0010 | 3/2/06 | \$285,000 | 1010 | 870 | 7 | 1963 | 3 | 7200 | N | N | 29143 34TH AVE S |
| 009 | 337600 | 0130 | 10/28/04 | \$185,000 | 1010 | 0 | 7 | 1967 | 4 | 5400 | N | N | 28914 44TH PL S |
| 009 | 769660 | 0030 | 7/8/05 | \$240,000 | 1010 | 610 | 7 | 1974 | 4 | 7200 | N | N | 30041 45TH PL S |
| 009 | 337600 | 0180 | 9/26/05 | \$230,000 | 1010 | 0 | 7 | 1967 | 4 | 7300 | N | N | 28901 44TH PL S |
| 009 | 555690 | 0070 | 2/15/05 | \$201,470 | 1020 | 0 | 7 | 1975 | 3 | 5800 | N | N | 29105 35TH PL S |
| 009 | 387650 | 0110 | 8/1/05 | \$216,000 | 1020 | 0 | 7 | 1967 | 4 | 8000 | N | N | 3214 S 295TH ST |
| 009 | 555690 | 0190 | 2/15/06 | \$229,975 | 1020 | 0 | 7 | 1976 | 4 | 8694 | N | N | 3423 S 292ND ST |
| 009 | 293500 | 0120 | 1/26/05 | \$215,000 | 1040 | 540 | 7 | 1976 | 3 | 8030 | N | N | 29649 43RD PL S |
| 009 | 293500 | 0250 | 9/13/05 | \$279,300 | 1040 | 610 | 7 | 1976 | 4 | 6960 | N | N | 4221 S 296TH PL |
| 009 | 131210 | 0050 | 2/23/04 | \$200,000 | 1050 | 470 | 7 | 1967 | 3 | 6210 | N | N | 3429 S 290TH ST |
| 009 | 131160 | 0140 | 1/20/05 | \$229,950 | 1050 | 780 | 7 | 1966 | 3 | 7350 | N | N | 29231 45TH PL S |
| 009 | 131100 | 0480 | 6/16/05 | \$240,000 | 1050 | 1000 | 7 | 1962 | 3 | 7210 | N | N | 29018 39TH AVE S |
| 009 | 131120 | 0310 | 3/17/05 | \$244,000 | 1050 | 430 | 7 | 1963 | 3 | 8400 | N | N | 4343 S 291ST ST |
| 009 | 131140 | 0230 | 1/20/05 | \$260,000 | 1050 | 1040 | 7 | 1964 | 3 | 7350 | N | N | 29004 45TH AVE S |
| 009 | 131210 | 0050 | 9/5/06 | \$277,950 | 1050 | 470 | 7 | 1967 | 3 | 6210 | N | N | 3429 S 290TH ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 131220 | 0020 | 6/19/06 | \$285,000 | 1050 | 570 | 7 | 1965 | 3 | 8740 | N | N | 4212 S 288TH PL |
| 009 | 753120 | 0200 | 10/23/06 | \$257,500 | 1050 | 0 | 7 | 1968 | 3 | 7225 | N | N | 29436 34TH AVE S |
| 009 | 131190 | 0210 | 3/29/04 | \$211,000 | 1050 | 520 | 7 | 1968 | 4 | 7000 | N | N | 29619 40TH PL S |
| 009 | 131150 | 0250 | 8/19/04 | \$227,847 | 1050 | 720 | 7 | 1966 | 4 | 7437 | N | N | 29501 38TH PL S |
| 009 | 131120 | 0020 | 12/2/04 | \$236,000 | 1050 | 1040 | 7 | 1963 | 4 | 7350 | N | N | 3920 S 293RD ST |
| 009 | 131110 | 0430 | 9/13/04 | \$236,950 | 1050 | 940 | 7 | 1962 | 4 | 8030 | N | N | 3509 S 294TH PL |
| 009 | 131120 | 0400 | 5/13/05 | \$255,200 | 1050 | 900 | 7 | 1963 | 4 | 7210 | N | N | 29118 43RD AVE S |
| 009 | 131150 | 0020 | 8/18/05 | \$269,900 | 1050 | 1030 | 7 | 1966 | 4 | 7200 | N | N | 29322 41ST AVE S |
| 009 | 131120 | 0510 | 10/19/05 | \$270,000 | 1050 | 1040 | 7 | 1963 | 4 | 7708 | N | N | 4410 S 292ND ST |
| 009 | 555690 | 0020 | 11/10/06 | \$280,000 | 1050 | 800 | 7 | 1976 | 4 | 7200 | N | N | 3516 S 291ST ST |
| 009 | 131191 | 0090 | 6/5/06 | \$282,500 | 1050 | 850 | 7 | 1968 | 4 | 7200 | N | N | 29610 41ST PL S |
| 009 | 131120 | 0740 | 12/5/06 | \$299,950 | 1050 | 900 | 7 | 1963 | 4 | 7700 | N | N | 4319 S 293RD ST |
| 009 | 769663 | 0300 | 10/22/04 | \$202,500 | 1060 | 500 | 7 | 1976 | 3 | 7380 | N | N | 30232 42ND PL S |
| 009 | 131160 | 0260 | 7/12/04 | \$203,250 | 1060 | 1040 | 7 | 1966 | 3 | 8280 | N | N | 4212 S 294TH ST |
| 009 | 769662 | 0070 | 11/10/04 | \$221,000 | 1060 | 310 | 7 | 1976 | 3 | 8400 | N | N | 4532 S 300TH PL |
| 009 | 769662 | 0300 | 3/8/05 | \$225,000 | 1060 | 280 | 7 | 1976 | 3 | 8925 | N | N | 4601 S 300TH PL |
| 009 | 131120 | 0010 | 6/28/04 | \$230,000 | 1060 | 520 | 7 | 1963 | 3 | 7350 | N | N | 3914 S 293RD ST |
| 009 | 131120 | 0240 | 3/30/06 | \$255,000 | 1060 | 460 | 7 | 1973 | 3 | 7800 | N | N | 4308 S 291ST ST |
| 009 | 131140 | 0310 | 5/22/06 | \$283,450 | 1060 | 900 | 7 | 1963 | 3 | 7245 | N | N | 4244 S 290TH ST |
| 009 | 769650 | 0170 | 6/8/06 | \$257,000 | 1060 | 0 | 7 | 1968 | 3 | 7650 | N | N | 29826 45TH PL S |
| 009 | 131200 | 0280 | 12/11/06 | \$307,000 | 1060 | 910 | 7 | 1964 | 3 | 7225 | N | N | 28839 42ND AVE S |
| 009 | 769663 | 0080 | 5/22/06 | \$260,000 | 1060 | 630 | 7 | 1976 | 4 | 7735 | N | N | 30020 43RD PL S |
| 009 | 131140 | 0350 | 12/12/05 | \$269,500 | 1060 | 600 | 7 | 1964 | 4 | 7245 | N | N | 4218 S 290TH ST |
| 009 | 131200 | 0130 | 8/23/06 | \$294,500 | 1060 | 460 | 7 | 1965 | 4 | 8610 | N | N | 4024 S 291ST ST |
| 009 | 293500 | 0450 | 3/4/05 | \$226,000 | 1070 | 510 | 7 | 1976 | 3 | 7275 | N | N | 29707 42ND PL S |
| 009 | 131110 | 0010 | 11/22/04 | \$214,950 | 1070 | 450 | 7 | 1962 | 3 | 8250 | N | N | 29230 34TH AVE S |
| 009 | 131110 | 0690 | 11/29/05 | \$270,000 | 1070 | 760 | 7 | 1962 | 4 | 10712 | N | N | 29328 36TH AVE S |
| 009 | 293500 | 0340 | 12/6/06 | \$259,000 | 1070 | 0 | 7 | 1976 | 4 | 7519 | N | N | 4220 S 296TH PL |
| 009 | 131110 | 0360 | 8/23/04 | \$220,000 | 1080 | 1080 | 7 | 1998 | 3 | 8470 | N | N | 29452 38TH PL S |
| 009 | 131120 | 0420 | 4/15/04 | \$189,000 | 1080 | 480 | 7 | 1963 | 3 | 7210 | N | N | 29134 43RD AVE S |
| 009 | 800110 | 0120 | 8/19/04 | \$206,000 | 1080 | 0 | 7 | 1996 | 3 | 9958 | N | N | 3310 S S 300TH PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 815962 | 0010 | 10/2/06 | \$320,000 | 1080 | 770 | 7 | 1978 | 3 | 7743 | N | N | 4922 S 292ND ST |
| 009 | 800110 | 0140 | 6/26/06 | \$285,000 | 1080 | 0 | 7 | 1996 | 3 | 5815 | N | N | 3305 S S 300TH PL |
| 009 | 131160 | 0640 | 3/9/05 | \$237,000 | 1080 | 1080 | 7 | 1965 | 4 | 7245 | N | N | 3955 S 293RD ST |
| 009 | 131120 | 0210 | 8/30/04 | \$232,500 | 1080 | 810 | 7 | 1963 | 4 | 7350 | N | N | 29004 43RD AVE S |
| 009 | 131110 | 0030 | 3/21/05 | \$241,000 | 1080 | 580 | 7 | 1962 | 4 | 8030 | N | N | 29304 34TH AVE S |
| 009 | 131120 | 0760 | 9/13/05 | \$272,000 | 1080 | 880 | 7 | 1963 | 4 | 7245 | N | N | 4231 S 293RD ST |
| 009 | 800110 | 0030 | 5/3/05 | \$271,000 | 1090 | 480 | 7 | 1996 | 3 | 5113 | N | N | 3354 S 300TH PL |
| 009 | 800110 | 0030 | 3/14/06 | \$318,000 | 1090 | 480 | 7 | 1996 | 3 | 5113 | N | N | 3354 S 300TH PL |
| 009 | 769663 | 0240 | 2/23/04 | \$184,000 | 1100 | 400 | 7 | 1976 | 3 | 8350 | N | N | 30233 42ND PL S |
| 009 | 769662 | 0150 | 5/24/05 | \$202,000 | 1100 | 480 | 7 | 1976 | 3 | 7500 | N | N | 30024 45TH AVE S |
| 009 | 387670 | 0150 | 3/19/04 | \$197,400 | 1100 | 1100 | 7 | 1968 | 3 | 8400 | N | N | 3223 S 296TH PL |
| 009 | 769663 | 0240 | 5/30/06 | \$250,000 | 1100 | 400 | 7 | 1976 | 3 | 8350 | N | N | 30233 42ND PL S |
| 009 | 131100 | 0140 | 6/29/04 | \$188,700 | 1100 | 0 | 7 | 1962 | 4 | 9600 | N | N | 29035 38TH AVE S |
| 009 | 949180 | 0220 | 5/30/06 | \$285,000 | 1100 | 0 | 7 | 1990 | 4 | 8660 | N | N | 3218 S 299TH ST |
| 009 | 131100 | 0650 | 12/23/04 | \$204,000 | 1110 | 990 | 7 | 1962 | 3 | 7210 | N | N | 28862 38TH AVE S |
| 009 | 131160 | 0510 | 9/6/06 | \$208,000 | 1110 | 450 | 7 | 1968 | 3 | 7125 | N | N | 29210 45TH PL S |
| 009 | 131270 | 0050 | 8/5/04 | \$229,950 | 1110 | 960 | 7 | 1966 | 4 | 7200 | N | N | 29111 34TH AVE S |
| 009 | 131110 | 0300 | 1/30/06 | \$180,000 | 1120 | 940 | 7 | 1963 | 4 | 7700 | N | N | 29320 38TH PL S |
| 009 | 131110 | 0580 | 6/1/04 | \$192,500 | 1130 | 0 | 7 | 1962 | 3 | 7590 | N | N | 3621 S 293RD PL |
| 009 | 131110 | 0570 | 7/11/05 | \$204,000 | 1130 | 0 | 7 | 1962 | 3 | 7590 | N | N | 3605 S 293RD PL |
| 009 | 032104 | 9006 | 5/16/06 | \$253,000 | 1130 | 0 | 7 | 1959 | 3 | 15246 | N | N | 29024 34TH AVE S |
| 009 | 815963 | 0030 | 12/20/05 | \$322,000 | 1140 | 620 | 7 | 1977 | 4 | 10360 | N | N | 29121 47TH AVE S |
| 009 | 815962 | 0210 | 11/10/04 | \$192,000 | 1150 | 320 | 7 | 1977 | 3 | 8881 | N | N | 29308 49TH AVE S |
| 009 | 131280 | 0150 | 8/18/04 | \$223,000 | 1150 | 480 | 7 | 1966 | 3 | 7878 | N | N | 3235 S 291ST ST |
| 009 | 131111 | 0120 | 9/5/06 | \$300,000 | 1150 | 800 | 7 | 1996 | 3 | 6250 | N | N | 3251 S 302ND PL |
| 009 | 131191 | 0070 | 6/16/06 | \$287,500 | 1150 | 580 | 7 | 1967 | 3 | 7200 | N | N | 29622 41ST PL S |
| 009 | 769663 | 0460 | 4/13/06 | \$289,950 | 1150 | 660 | 7 | 1976 | 4 | 7200 | N | N | 4319 S 300TH PL |
| 009 | 131110 | 0550 | 3/9/04 | \$182,000 | 1160 | 0 | 7 | 1962 | 3 | 7920 | N | N | 3518 S 293RD PL |
| 009 | 387650 | 0260 | 7/9/04 | \$218,000 | 1160 | 300 | 7 | 1967 | 3 | 7920 | N | N | 29501 32ND PL S |
| 009 | 131140 | 0170 | 6/3/04 | \$225,000 | 1160 | 1140 | 7 | 1964 | 4 | 7392 | N | N | 4251 S 290TH ST |
| 009 | 131220 | 0010 | 3/9/06 | \$282,000 | 1160 | 1000 | 7 | 1964 | 4 | 8687 | N | N | 4204 S 288TH PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 131110 | 0610 | 7/26/06 | \$240,000 | 1160 | 0 | 7 | 1962 | 4 | 7700 | N | N | 3721 S 293RD PL |
| 009 | 261670 | 0080 | 1/10/05 | \$215,000 | 1180 | 720 | 7 | 1987 | 3 | 7535 | N | N | 4830 S 301ST DR |
| 009 | 131180 | 0460 | 7/20/04 | \$214,000 | 1180 | 450 | 7 | 1967 | 3 | 9760 | N | N | 4515 S 296TH PL |
| 009 | 032104 | 9158 | 10/28/04 | \$177,000 | 1180 | 0 | 7 | 1967 | 3 | 8712 | N | N | 29104 34TH AVE S |
| 009 | 873235 | 0140 | 9/16/04 | \$241,500 | 1180 | 840 | 7 | 1979 | 3 | 10150 | N | N | 3604 S 299TH PL |
| 009 | 661850 | 0080 | 4/23/04 | \$239,950 | 1180 | 440 | 7 | 1991 | 3 | 8342 | N | N | 29711 48TH AVE S |
| 009 | 661850 | 0050 | 6/3/04 | \$245,000 | 1180 | 400 | 7 | 1991 | 3 | 8387 | N | N | 29729 48TH AVE S |
| 009 | 661850 | 0030 | 5/18/06 | \$335,000 | 1180 | 400 | 7 | 1991 | 3 | 8381 | N | N | 29741 48TH AVE S |
| 009 | 131180 | 0370 | 12/1/06 | \$320,000 | 1180 | 460 | 7 | 1967 | 3 | 8120 | N | N | 4511 S 297TH PL |
| 009 | 873235 | 0030 | 6/28/05 | \$273,000 | 1180 | 840 | 7 | 1979 | 4 | 12740 | N | N | 3618 S 298TH PL |
| 009 | 131100 | 0610 | 3/2/04 | \$199,450 | 1190 | 900 | 7 | 1962 | 3 | 7210 | N | N | 28830 38TH AVE S |
| 009 | 131290 | 0090 | 8/17/04 | \$200,000 | 1190 | 420 | 7 | 1967 | 3 | 7200 | N | N | 29113 32ND PL S |
| 009 | 131110 | 0250 | 6/28/05 | \$220,000 | 1190 | 0 | 7 | 1963 | 3 | 8250 | N | N | 29321 38TH PL S |
| 009 | 131120 | 0530 | 2/7/05 | \$244,000 | 1190 | 800 | 7 | 1963 | 4 | 7700 | N | N | 4430 S 292ND ST |
| 009 | 555680 | 0250 | 6/13/06 | \$246,500 | 1190 | 0 | 7 | 1967 | 4 | 8075 | N | N | 29002 40TH AVE S |
| 009 | 131200 | 0140 | 9/20/05 | \$290,000 | 1190 | 1140 | 7 | 1964 | 4 | 7920 | N | N | 4025 S 291ST ST |
| 009 | 131120 | 0530 | 5/1/06 | \$295,000 | 1190 | 800 | 7 | 1963 | 4 | 7700 | N | N | 4430 S 292ND ST |
| 009 | 131291 | 0340 | 1/15/04 | \$193,200 | 1200 | 0 | 7 | 1985 | 3 | 8220 | N | N | 30216 41ST AVE S |
| 009 | 261670 | 0470 | 6/28/04 | \$248,000 | 1200 | 610 | 7 | 1985 | 3 | 8939 | N | N | 30111 46TH AVE S |
| 009 | 661850 | 0200 | 3/14/05 | \$247,000 | 1200 | 400 | 7 | 1991 | 3 | 8294 | N | N | 29752 48TH AVE S |
| 009 | 387671 | 0070 | 5/19/04 | \$240,000 | 1200 | 900 | 7 | 1978 | 4 | 7500 | N | N | 29712 33RD AVE S |
| 009 | 387671 | 0080 | 11/21/05 | \$288,000 | 1200 | 900 | 7 | 1978 | 4 | 8250 | N | N | 29706 33RD AVE S |
| 009 | 246050 | 0040 | 8/16/05 | \$234,950 | 1200 | 0 | 7 | 1968 | 4 | 7800 | N | N | 29712 45TH AVE S |
| 009 | 246050 | 0150 | 12/28/06 | \$265,000 | 1200 | 0 | 7 | 1968 | 4 | 7290 | N | N | 29601 45TH AVE S |
| 009 | 873235 | 0060 | 4/28/04 | \$210,000 | 1210 | 470 | 7 | 1978 | 3 | 8216 | N | N | 3623 S 298TH PL |
| 009 | 873235 | 0070 | 6/15/05 | \$235,000 | 1210 | 810 | 7 | 1978 | 3 | 7050 | N | N | 3629 S 298TH PL |
| 009 | 246050 | 0190 | 10/27/06 | \$230,000 | 1210 | 0 | 7 | 1968 | 3 | 7200 | N | N | 29719 45TH AVE S |
| 009 | 873235 | 0070 | 2/14/06 | \$319,950 | 1210 | 810 | 7 | 1978 | 3 | 7050 | N | N | 3629 S 298TH PL |
| 009 | 131100 | 0200 | 5/24/04 | \$179,950 | 1210 | 0 | 7 | 1962 | 4 | 9025 | N | N | 29111 38TH AVE S |
| 009 | 873235 | 0180 | 9/18/06 | \$308,000 | 1210 | 700 | 7 | 1979 | 4 | 8400 | N | N | 3633 S 299TH PL |
| 009 | 815963 | 0130 | 4/26/04 | \$195,300 | 1220 | 0 | 7 | 1977 | 3 | 9990 | N | N | 4604 S 291ST ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 815963 | 0270 | 12/6/05 | \$280,000 | 1220 | 530 | 7 | 1976 | 3 | 8819 | N | N | 29017 46TH PL S |
| 009 | 789550 | 0150 | 2/18/06 | \$234,750 | 1230 | 460 | 7 | 2006 | 3 | 6420 | N | N | 29856 42ND AVE S |
| 009 | 815962 | 0110 | 12/3/04 | \$203,000 | 1230 | 0 | 7 | 1977 | 3 | 7884 | N | N | 4811 S 292ND ST |
| 009 | 800121 | 0180 | 8/1/05 | \$264,950 | 1230 | 490 | 7 | 1978 | 4 | 7350 | N | N | 4620 S 289TH PL |
| 009 | 800121 | 0200 | 9/13/06 | \$335,900 | 1230 | 430 | 7 | 1978 | 4 | 7350 | N | N | 4632 S 289TH PL |
| 009 | 261670 | 0430 | 3/18/04 | \$204,000 | 1240 | 0 | 7 | 1989 | 3 | 7500 | N | N | 4505 S 301ST DR |
| 009 | 800121 | 0040 | 7/22/04 | \$237,500 | 1240 | 800 | 7 | 1978 | 4 | 8190 | N | N | 4634 S 288TH PL |
| 009 | 815963 | 0360 | 12/3/04 | \$219,000 | 1240 | 0 | 7 | 1977 | 4 | 9900 | N | N | 4602 S 292ND ST |
| 009 | 815963 | 0380 | 9/20/06 | \$289,000 | 1240 | 0 | 7 | 1977 | 4 | 11000 | N | N | 4607 S 292ND ST |
| 009 | 131120 | 0600 | 7/9/04 | \$190,000 | 1250 | 0 | 7 | 1963 | 3 | 7245 | N | N | 29030 45TH AVE S |
| 009 | 131120 | 0700 | 6/17/04 | \$190,800 | 1250 | 0 | 7 | 1963 | 3 | 6825 | N | N | 29224 45TH AVE S |
| 009 | 131160 | 0190 | 10/14/05 | \$235,000 | 1250 | 0 | 7 | 1965 | 3 | 7350 | N | N | 29325 45TH PL S |
| 009 | 131180 | 0030 | 12/5/06 | \$252,000 | 1250 | 0 | 7 | 1967 | 3 | 7200 | N | N | 29630 47TH AVE S |
| 009 | 131160 | 0480 | 12/12/06 | \$265,000 | 1250 | 0 | 7 | 1966 | 3 | 7350 | N | N | 29224 45TH PL S |
| 009 | 131150 | 0390 | 12/18/06 | \$280,000 | 1250 | 0 | 7 | 1966 | 3 | 7350 | N | N | 4021 S 294TH ST |
| 009 | 131200 | 0060 | 7/9/04 | \$185,000 | 1250 | 0 | 7 | 1964 | 4 | 7380 | N | N | 28807 41ST AVE S |
| 009 | 815962 | 0280 | 1/7/05 | \$212,000 | 1250 | 0 | 7 | 1976 | 4 | 9844 | N | N | 4941 S 293RD ST |
| 009 | 131160 | 0070 | 5/13/05 | \$199,400 | 1250 | 0 | 7 | 1965 | 4 | 7350 | N | N | 29103 45TH PL S |
| 009 | 131290 | 0120 | 12/12/04 | \$210,000 | 1250 | 0 | 7 | 1967 | 4 | 10685 | N | N | 29209 32ND PL S |
| 009 | 131120 | 0450 | 3/21/05 | \$217,000 | 1250 | 0 | 7 | 1963 | 4 | 7560 | N | N | 4314 S 293RD ST |
| 009 | 131120 | 0080 | 5/13/05 | \$224,875 | 1250 | 0 | 7 | 1963 | 4 | 7350 | N | N | 3956 S 293RD ST |
| 009 | 131190 | 0250 | 9/9/05 | \$232,950 | 1250 | 0 | 7 | 1968 | 4 | 7000 | N | N | 29701 40TH PL S |
| 009 | 815962 | 0330 | 11/2/05 | \$249,950 | 1250 | 0 | 7 | 1978 | 4 | 8970 | N | N | 29210 49TH AVE S |
| 009 | 789550 | 0610 | 9/23/05 | \$240,950 | 1250 | 0 | 7 | 1970 | 4 | 7900 | N | N | 29808 43RD PL S |
| 009 | 131150 | 0330 | 9/8/05 | \$239,950 | 1250 | 0 | 7 | 1966 | 4 | 6912 | N | N | 29402 39TH AVE S |
| 009 | 131200 | 0230 | 2/17/06 | \$239,950 | 1250 | 0 | 7 | 1964 | 4 | 7225 | N | N | 28822 41ST AVE S |
| 009 | 131180 | 0250 | 7/27/06 | \$260,000 | 1250 | 0 | 7 | 1967 | 4 | 9520 | N | N | 4504 S 295TH PL |
| 009 | 131210 | 0060 | 5/22/06 | \$265,000 | 1250 | 0 | 7 | 1966 | 4 | 9450 | N | N | 3425 S 290TH ST |
| 009 | 131200 | 0290 | 11/21/06 | \$262,000 | 1250 | 0 | 7 | 1964 | 4 | 7225 | N | N | 28849 42ND AVE S |
| 009 | 131181 | 0030 | 6/12/06 | \$260,000 | 1260 | 0 | 7 | 1968 | 3 | 8820 | N | N | 29631 36TH PL S |
| 009 | 800123 | 0060 | 12/14/04 | \$265,000 | 1260 | 910 | 7 | 1978 | 5 | 7525 | N | N | 28835 46TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 873235 | 0170 | 5/15/06 | \$299,950 | 1270 | 470 | 7 | 1979 | 3 | 8400 | N | N | 3621 S 299TH PL |
| 009 | 246050 | 0180 | 7/14/04 | \$207,500 | 1270 | 0 | 7 | 1968 | 4 | 7200 | N | N | 29711 45TH AVE S |
| 009 | 246050 | 0180 | 10/10/05 | \$239,950 | 1270 | 0 | 7 | 1968 | 4 | 7200 | N | N | 29711 45TH AVE S |
| 009 | 555680 | 0310 | 6/5/06 | \$249,000 | 1270 | 0 | 7 | 1967 | 4 | 8050 | N | N | 28826 40TH AVE S |
| 009 | 131110 | 0620 | 10/25/06 | \$260,000 | 1270 | 0 | 7 | 1962 | 4 | 8175 | N | N | 29355 38TH PL S |
| 009 | 769650 | 0320 | 2/24/04 | \$180,000 | 1280 | 0 | 7 | 1968 | 3 | 7700 | N | N | 4548 S 298TH PL |
| 009 | 769660 | 0230 | 12/9/04 | \$176,000 | 1280 | 0 | 7 | 1973 | 3 | 7820 | N | N | 30026 45TH PL S |
| 009 | 856324 | 0020 | 12/16/05 | \$242,000 | 1280 | 530 | 7 | 1978 | 3 | 7300 | N | N | 29723 39TH PL S |
| 009 | 856324 | 0040 | 9/21/05 | \$256,500 | 1280 | 530 | 7 | 1979 | 3 | 7300 | N | N | 29703 39TH PL S |
| 009 | 246050 | 0030 | 7/20/05 | \$218,000 | 1280 | 0 | 7 | 1968 | 3 | 8000 | N | N | 29716 45TH AVE S |
| 009 | 856324 | 0180 | 8/18/06 | \$328,349 | 1280 | 800 | 7 | 1978 | 3 | 7440 | N | N | 29716 39TH PL S |
| 009 | 856324 | 0170 | 4/27/04 | \$227,400 | 1280 | 800 | 7 | 1978 | 4 | 7560 | N | N | 29712 39TH PL S |
| 009 | 131190 | 0260 | 5/21/04 | \$230,000 | 1280 | 500 | 7 | 1968 | 4 | 7500 | N | N | 29705 40TH PL S |
| 009 | 204800 | 0220 | 12/9/05 | \$235,000 | 1280 | 0 | 7 | 2001 | 3 | 2472 | N | N | 30059 34TH AVE S |
| 009 | 204800 | 0210 | 11/8/06 | \$253,500 | 1280 | 0 | 7 | 2001 | 3 | 2508 | N | N | 30051 34TH PL S |
| 009 | 815961 | 0260 | 9/28/04 | \$210,000 | 1290 | 0 | 7 | 1975 | 3 | 5100 | N | N | 5015 S 291ST ST |
| 009 | 789550 | 0120 | 1/6/06 | \$260,000 | 1290 | 0 | 7 | 1969 | 3 | 7865 | N | N | 29863 42ND AVE S |
| 009 | 131210 | 0070 | 2/23/06 | \$255,000 | 1290 | 0 | 7 | 1967 | 4 | 6300 | N | N | 3420 S 290TH ST |
| 009 | 337600 | 0250 | 7/15/04 | \$173,000 | 1300 | 0 | 7 | 1967 | 3 | 7600 | N | N | 28805 45TH PL S |
| 009 | 131100 | 0050 | 4/30/04 | \$181,300 | 1300 | 0 | 7 | 1962 | 3 | 7350 | N | N | 28825 38TH AVE S |
| 009 | 387650 | 0160 | 10/27/04 | \$189,950 | 1300 | 0 | 7 | 1967 | 3 | 7200 | N | N | 29318 32ND PL S |
| 009 | 337600 | 0250 | 11/3/05 | \$214,000 | 1300 | 0 | 7 | 1967 | 3 | 7600 | N | N | 28805 45TH PL S |
| 009 | 769663 | 0150 | 3/5/06 | \$257,999 | 1300 | 0 | 7 | 1976 | 3 | 7500 | N | N | 30023 42ND PL S |
| 009 | 337600 | 0250 | 8/8/06 | \$244,990 | 1300 | 0 | 7 | 1967 | 3 | 7600 | N | N | 28805 45TH PL S |
| 009 | 769663 | 0400 | 8/24/06 | \$278,000 | 1300 | 0 | 7 | 1976 | 4 | 7500 | N | N | 30122 42ND PL S |
| 009 | 769662 | 0080 | 4/26/05 | \$255,000 | 1310 | 580 | 7 | 1976 | 3 | 7125 | N | N | 30034 45TH CT S |
| 009 | 131111 | 0080 | 4/25/05 | \$222,050 | 1320 | 400 | 7 | 1997 | 3 | 6500 | N | N | 3244 S 302ND PL |
| 009 | 131111 | 0190 | 9/14/04 | \$229,000 | 1320 | 400 | 7 | 1996 | 3 | 6599 | N | N | 3213 S 302ND PL |
| 009 | 815963 | 0210 | 10/18/04 | \$205,000 | 1320 | 0 | 7 | 1976 | 3 | 7047 | N | N | 4622 S 290TH PL |
| 009 | 815963 | 0300 | 9/20/06 | \$274,950 | 1320 | 0 | 7 | 1976 | 3 | 8819 | N | N | 29109 46TH PL S |
| 009 | 131111 | 0050 | 11/17/06 | \$328,950 | 1320 | 400 | 7 | 1997 | 3 | 6600 | N | N | 3230 S 302ND PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 815963 | 0330 | 9/15/04 | \$225,000 | 1320 | 0 | 7 | 1976 | 4 | 9720 | N | N | 29129 46TH PL S |
| 009 | 815963 | 0160 | 5/16/06 | \$270,900 | 1320 | 0 | 7 | 1976 | 4 | 7125 | N | N | 4621 S 290TH PL |
| 009 | 387670 | 0100 | 11/6/06 | \$288,450 | 1320 | 0 | 7 | 1967 | 4 | 9241 | N | N | 29617 32ND PL S |
| 009 | 131180 | 0590 | 3/17/05 | \$200,000 | 1330 | 750 | 7 | 1967 | 3 | 7416 | N | N | 29617 47TH AVE S |
| 009 | 131210 | 0130 | 7/10/04 | \$220,000 | 1330 | 560 | 7 | 1967 | 3 | 6800 | N | N | 3428 S 290TH ST |
| 009 | 131292 | 0090 | 1/12/05 | \$259,950 | 1330 | 940 | 7 | 1989 | 3 | 6533 | N | N | 30240 38TH PL S |
| 009 | 131292 | 0090 | 7/17/06 | \$295,000 | 1330 | 940 | 7 | 1989 | 3 | 6533 | N | N | 30240 38TH PL S |
| 009 | 261670 | 0240 | 11/21/05 | \$255,000 | 1330 | 0 | 7 | 1987 | 3 | 7500 | N | N | 4510 S 301ST DR |
| 009 | 131180 | 0430 | 1/9/06 | \$270,000 | 1330 | 0 | 7 | 1967 | 3 | 7350 | N | N | 29620 45TH PL S |
| 009 | 131210 | 0130 | 6/13/06 | \$337,500 | 1330 | 560 | 7 | 1967 | 3 | 6800 | N | N | 3428 S 290TH ST |
| 009 | 800122 | 0070 | 5/24/05 | \$270,000 | 1330 | 650 | 7 | 1979 | 4 | 8000 | N | N | 5006 S 289TH PL |
| 009 | 131280 | 0090 | 4/7/06 | \$274,500 | 1340 | 0 | 7 | 1966 | 4 | 7200 | N | N | 29101 32ND PL S |
| 009 | 204800 | 0240 | 4/7/05 | \$224,000 | 1340 | 0 | 7 | 2001 | 3 | 2592 | N | N | 3338 S 301ST PL |
| 009 | 204800 | 0230 | 6/5/06 | \$256,950 | 1340 | 0 | 7 | 2001 | 3 | 2732 | N | N | 3346 S 301ST PL |
| 009 | 274400 | 0040 | 2/2/04 | \$228,500 | 1350 | 440 | 7 | 1987 | 3 | 8251 | N | N | 28831 43RD PL S |
| 009 | 555680 | 0340 | 11/8/04 | \$184,000 | 1350 | 0 | 7 | 1967 | 3 | 10146 | N | N | 28808 40TH AVE S |
| 009 | 261670 | 0500 | 9/23/05 | \$251,000 | 1350 | 0 | 7 | 1989 | 3 | 7410 | N | N | 30129 46TH AVE S |
| 009 | 815961 | 0160 | 11/2/06 | \$310,000 | 1350 | 720 | 7 | 1975 | 4 | 8560 | N | N | 4918 S 290TH PL |
| 009 | 204800 | 0280 | 10/4/05 | \$258,950 | 1350 | 0 | 7 | 2001 | 3 | 3307 | N | N | 3322 S 301ST PL |
| 009 | 204800 | 0270 | 12/22/05 | \$260,000 | 1350 | 0 | 7 | 2001 | 3 | 3219 | N | N | 3326 S 301ST PL |
| 009 | 800121 | 0090 | 7/20/06 | \$330,000 | 1370 | 930 | 7 | 1978 | 3 | 7200 | N | N | 4651 S 288TH PL |
| 009 | 387670 | 0140 | 6/18/04 | \$199,950 | 1370 | 0 | 7 | 1967 | 4 | 9000 | N | N | 3217 S 296TH PL |
| 009 | 387670 | 0090 | 9/25/06 | \$215,500 | 1370 | 0 | 7 | 1967 | 4 | 9021 | N | N | 29609 32ND PL S |
| 009 | 387670 | 0060 | 11/3/05 | \$250,000 | 1370 | 0 | 7 | 1967 | 4 | 7600 | N | N | 3204 S 296TH PL |
| 009 | 387670 | 0020 | 7/28/06 | \$283,050 | 1370 | 0 | 7 | 1967 | 4 | 7410 | N | N | 3236 S 296TH PL |
| 009 | 800110 | 0010 | 8/24/05 | \$245,000 | 1380 | 0 | 7 | 1996 | 3 | 5987 | N | N | 29929 34TH AVE S |
| 009 | 565150 | 0140 | 2/21/06 | \$275,000 | 1380 | 0 | 7 | 1989 | 3 | 7476 | N | N | 5002 S 299TH PL |
| 009 | 789550 | 0500 | 2/27/06 | \$296,000 | 1380 | 470 | 7 | 1971 | 3 | 7458 | N | N | 4332 S 299TH ST |
| 009 | 800110 | 0010 | 2/8/06 | \$280,000 | 1380 | 0 | 7 | 1996 | 3 | 5987 | N | N | 29929 34TH AVE S |
| 009 | 555680 | 0350 | 9/20/05 | \$265,000 | 1380 | 0 | 7 | 1978 | 4 | 10500 | N | N | 28802 40TH AVE S |
| 009 | 131120 | 0410 | 10/4/04 | \$195,012 | 1390 | 900 | 7 | 1963 | 3 | 7210 | N | N | 29126 43RD AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 131180 | 0130 | 12/22/05 | \$250,000 | 1390 | 0 | 7 | 1967 | 4 | 5600 | N | N | 4721 S 295TH PL |
| 009 | 800123 | 0050 | 7/19/06 | \$309,000 | 1390 | 350 | 7 | 1978 | 4 | 7525 | N | N | 28829 46TH PL S |
| 009 | 131100 | 0220 | 4/19/04 | \$195,875 | 1400 | 380 | 7 | 1962 | 3 | 7410 | N | N | 3810 S 292ND PL |
| 009 | 661850 | 0090 | 6/28/04 | \$227,000 | 1400 | 0 | 7 | 1991 | 3 | 8792 | N | N | 29705 48TH AVE S |
| 009 | 131110 | 0590 | 6/9/04 | \$202,500 | 1400 | 0 | 7 | 1962 | 4 | 7150 | N | N | 3627 S 293RD PL |
| 009 | 387671 | 0170 | 12/23/05 | \$290,000 | 1410 | 670 | 7 | 1978 | 4 | 6900 | N | N | 29701 32ND PL S |
| 009 | 387671 | 0160 | 4/14/06 | \$299,950 | 1410 | 670 | 7 | 1978 | 4 | 7500 | N | N | 29702 32ND PL S |
| 009 | 800110 | 0020 | 3/1/05 | \$250,000 | 1420 | 380 | 7 | 1996 | 3 | 5134 | N | N | 29937 S 34TH AVE S |
| 009 | 661850 | 0060 | 5/17/05 | \$245,000 | 1420 | 0 | 7 | 1991 | 3 | 8391 | N | N | 29723 48TH AVE S |
| 009 | 565150 | 0090 | 5/25/06 | \$295,000 | 1420 | 450 | 7 | 1989 | 3 | 7217 | N | N | 29912 50TH CT S |
| 009 | 555680 | 0330 | 7/5/06 | \$260,000 | 1420 | 0 | 7 | 1967 | 3 | 9000 | N | N | 28814 40TH AVE S |
| 009 | 894725 | 0030 | 7/27/06 | \$389,900 | 1424 | 924 | 7 | 2006 | 3 | 4540 | N | N | 29715 34TH CT S |
| 009 | 131120 | 0380 | 12/13/06 | \$274,450 | 1430 | 300 | 7 | 1963 | 3 | 7210 | N | N | 29102 43RD AVE S |
| 009 | 555680 | 0260 | 10/22/04 | \$196,000 | 1440 | 0 | 7 | 1967 | 3 | 10800 | N | N | 28856 40TH AVE S |
| 009 | 131191 | 0180 | 5/26/05 | \$207,000 | 1440 | 0 | 7 | 1968 | 3 | 7350 | N | N | 4033 S 296TH ST |
| 009 | 661850 | 0070 | 6/9/06 | \$295,000 | 1440 | 0 | 7 | 1991 | 3 | 8394 | N | N | 29717 48TH AVE S |
| 009 | 204800 | 0450 | 11/17/05 | \$221,950 | 1440 | 0 | 7 | 2001 | 3 | 3197 | N | N | 30024 34TH AVE S |
| 009 | 131200 | 0020 | 2/9/06 | \$224,500 | 1450 | 0 | 7 | 1965 | 3 | 7800 | N | N | 4112 S 288TH PL |
| 009 | 131160 | 0120 | 8/20/05 | \$244,000 | 1450 | 0 | 7 | 1965 | 3 | 7350 | N | N | 29219 45TH PL S |
| 009 | 131200 | 0020 | 6/19/06 | \$296,150 | 1450 | 0 | 7 | 1965 | 3 | 7800 | N | N | 4112 S 288TH PL |
| 009 | 131160 | 0310 | 5/20/04 | \$204,950 | 1450 | 0 | 7 | 1966 | 4 | 7350 | N | N | 4119 S 294TH ST |
| 009 | 131200 | 0250 | 2/1/05 | \$212,000 | 1450 | 0 | 7 | 1964 | 4 | 7990 | N | N | 4107 S 288TH PL |
| 009 | 131140 | 0130 | 10/1/04 | \$212,000 | 1450 | 0 | 7 | 1964 | 4 | 7392 | N | N | 4225 S 290TH ST |
| 009 | 131160 | 0130 | 7/20/05 | \$223,500 | 1450 | 0 | 7 | 1965 | 4 | 7350 | N | N | 29225 45TH PL S |
| 009 | 131120 | 0710 | 6/7/05 | \$229,000 | 1450 | 0 | 7 | 1963 | 4 | 6825 | N | N | 29230 45TH AVE S |
| 009 | 131120 | 0500 | 3/25/05 | \$235,000 | 1450 | 0 | 7 | 1963 | 4 | 7169 | N | N | 4400 S 292ND ST |
| 009 | 131100 | 0570 | 10/5/05 | \$268,500 | 1450 | 0 | 7 | 1962 | 4 | 11200 | N | N | 28808 39TH AVE S |
| 009 | 131160 | 0230 | 3/31/04 | \$199,990 | 1460 | 0 | 7 | 1966 | 4 | 7600 | N | N | 4230 S 294TH ST |
| 009 | 800122 | 0030 | 12/11/06 | \$338,000 | 1490 | 690 | 7 | 1978 | 4 | 7161 | N | N | 5027 S 289TH PL |
| 009 | 204800 | 0110 | 1/26/05 | \$231,000 | 1510 | 0 | 7 | 2001 | 3 | 3045 | N | N | 30125 36TH PL S |
| 009 | 800123 | 0070 | 3/29/06 | \$294,500 | 1520 | 970 | 7 | 1978 | 3 | 7525 | N | N | 28901 46TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 032104 | 9133 | 6/22/06 | \$250,000 | 1520 | 0 | 7 | 1962 | 3 | 12196 | N | N | 4229 S 288TH ST |
| 009 | 131181 | 0050 | 11/7/05 | \$262,500 | 1520 | 0 | 7 | 1968 | 4 | 10350 | N | N | 29645 36TH PL S |
| 009 | 204800 | 0420 | 9/5/06 | \$272,000 | 1520 | 0 | 7 | 2001 | 3 | 3115 | N | N | 30042 34TH AVE S |
| 009 | 204800 | 0320 | 8/29/06 | \$276,000 | 1520 | 0 | 7 | 2001 | 3 | 2515 | N | N | 3315 S 301ST PL |
| 009 | 769650 | 0270 | 7/12/04 | \$199,000 | 1530 | 0 | 7 | 1971 | 3 | 7210 | N | N | 29810 47TH PL S |
| 009 | 949180 | 0320 | 6/2/04 | \$227,000 | 1540 | 0 | 7 | 1990 | 3 | 9921 | N | N | 3309 S 299TH ST |
| 009 | 204800 | 0390 | 6/16/05 | \$238,000 | 1550 | 0 | 7 | 2001 | 3 | 3115 | N | N | 30060 34TH AVE S |
| 009 | 131190 | 0240 | 7/9/04 | \$222,000 | 1560 | 0 | 7 | 1968 | 4 | 7000 | N | N | 29637 40TH PL S |
| 009 | 204800 | 0010 | 11/27/06 | \$277,250 | 1560 | 0 | 7 | 2001 | 3 | 3031 | N | N | 30150 36TH PL S |
| 009 | 032104 | 9212 | 5/26/05 | \$260,950 | 1570 | 0 | 7 | 1993 | 3 | 8773 | N | N | 30027 38TH AVE S |
| 009 | 949180 | 0050 | 12/1/05 | \$290,000 | 1570 | 0 | 7 | 1990 | 3 | 10690 | N | N | 3227 S 298TH ST |
| 009 | 541320 | 0060 | 5/3/04 | \$210,000 | 1580 | 0 | 7 | 1990 | 3 | 7542 | N | N | 3415 S 298TH PL |
| 009 | 769662 | 0230 | 10/18/04 | \$209,000 | 1580 | 0 | 7 | 1976 | 3 | 7200 | N | N | 4511 S 300TH PL |
| 009 | 769661 | 0290 | 5/26/04 | \$210,000 | 1580 | 0 | 7 | 1975 | 3 | 7488 | N | N | 4719 S 300TH PL |
| 009 | 789550 | 0400 | 12/20/04 | \$229,500 | 1580 | 0 | 7 | 1971 | 3 | 8400 | N | N | 29906 43RD AVE S |
| 009 | 789550 | 0470 | 6/22/05 | \$237,000 | 1580 | 0 | 7 | 1971 | 3 | 6804 | N | N | 4346 S 299TH ST |
| 009 | 769663 | 0060 | 1/27/06 | \$276,200 | 1580 | 0 | 7 | 1976 | 3 | 6800 | N | N | 4320 S 300TH PL |
| 009 | 769661 | 0290 | 10/6/06 | \$299,950 | 1580 | 0 | 7 | 1975 | 3 | 7488 | N | N | 4719 S 300TH PL |
| 009 | 769663 | 0450 | 5/19/04 | \$206,000 | 1580 | 0 | 7 | 1976 | 4 | 7272 | N | N | 4311 S 300TH PL |
| 009 | 293500 | 0390 | 12/5/05 | \$270,000 | 1580 | 0 | 7 | 1976 | 4 | 7896 | N | N | 29605 42ND PL S |
| 009 | 769662 | 0020 | 6/13/06 | \$309,000 | 1580 | 0 | 7 | 1976 | 4 | 7650 | N | N | 4604 S 300TH PL |
| 009 | 789550 | 0410 | 11/8/06 | \$312,500 | 1580 | 0 | 7 | 1973 | 4 | 8260 | N | N | 4309 S 299TH ST |
| 009 | 261670 | 0410 | 10/14/04 | \$225,000 | 1600 | 0 | 7 | 1987 | 3 | 7237 | N | N | 4411 S 301ST DR |
| 009 | 293500 | 0090 | 8/6/04 | \$215,000 | 1600 | 0 | 7 | 1970 | 3 | 7225 | N | N | 29662 43RD PL S |
| 009 | 565150 | 0010 | 1/17/06 | \$299,950 | 1600 | 0 | 7 | 1989 | 3 | 7203 | N | N | 29944 50TH AVE S |
| 009 | 261670 | 0060 | 7/21/05 | \$251,000 | 1600 | 0 | 7 | 1987 | 4 | 7377 | N | N | 4846 S 301ST DR |
| 009 | 204800 | 0140 | 5/12/06 | \$269,000 | 1610 | 0 | 7 | 2001 | 3 | 3037 | N | N | 30143 36TH PL S |
| 009 | 293500 | 0060 | 10/13/06 | \$291,000 | 1620 | 0 | 7 | 1976 | 3 | 6862 | N | N | 4233 S 297TH PL |
| 009 | 131291 | 0050 | 3/29/05 | \$240,000 | 1620 | 0 | 7 | 1985 | 4 | 7200 | N | N | 3811 S 302ND ST |
| 009 | 204800 | 0130 | 2/16/06 | \$269,950 | 1620 | 0 | 7 | 2002 | 3 | 2961 | N | N | 30137 36TH PL S |
| 009 | 131292 | 0060 | 10/29/04 | \$245,950 | 1630 | 0 | 7 | 1991 | 4 | 10969 | N | N | 30236 38TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009 | 541320 | 0130 | 7/15/04 | \$234,000 | 1640 | 0 | 7 | 1990 | 3 | 7209 | N | N | 3419 S 299TH ST |
| 009 | 541320 | 0030 | 5/23/06 | \$303,000 | 1640 | 0 | 7 | 1990 | 3 | 10932 | N | N | 3412 S 298TH PL |
| 009 | 261670 | 0250 | 3/8/06 | \$327,000 | 1640 | 0 | 7 | 1987 | 3 | 7500 | N | N | 4502 S 301ST DR |
| 009 | 131210 | 0110 | 3/27/06 | \$296,000 | 1640 | 0 | 7 | 1966 | 4 | 9000 | N | N | 28856 34TH AVE S |
| 009 | 541320 | 0080 | 9/29/06 | \$345,000 | 1640 | 0 | 7 | 1990 | 4 | 7234 | N | N | 3403 S 298TH PL |
| 009 | 025558 | 0070 | 2/6/04 | \$224,000 | 1660 | 0 | 7 | 1999 | 3 | 7718 | N | N | 4117 S 292ND PL |
| 009 | 387660 | 0040 | 11/29/06 | \$268,900 | 1660 | 0 | 7 | 1967 | 4 | 9020 | N | N | 29539 32ND PL S |
| 009 | 789550 | 0540 | 9/1/05 | \$230,900 | 1670 | 0 | 7 | 1970 | 3 | 8640 | N | N | 29816 43RD AVE S |
| 009 | 800121 | 0320 | 7/27/04 | \$230,000 | 1680 | 460 | 7 | 1978 | 4 | 7420 | N | N | 4613 S 289TH PL |
| 009 | 131111 | 0160 | 4/6/05 | \$260,000 | 1720 | 0 | 7 | 1996 | 3 | 6599 | N | N | 3229 S 302ND PL |
| 009 | 025558 | 0190 | 4/13/04 | \$233,500 | 1740 | 0 | 7 | 1999 | 3 | 7895 | N | N | 29124 41ST CT S |
| 009 | 025558 | 0220 | 8/17/04 | \$249,250 | 1740 | 0 | 7 | 1999 | 3 | 5999 | N | N | 29119 42ND AVE S |
| 009 | 025558 | 0150 | 5/19/04 | \$255,000 | 1740 | 0 | 7 | 1999 | 3 | 7140 | N | N | 29129 41ST CT S |
| 009 | 025558 | 0030 | 9/17/04 | \$275,000 | 1740 | 0 | 7 | 1999 | 3 | 5995 | N | N | 4147 S 292ND PL |
| 009 | 555680 | 0180 | 11/28/06 | \$307,950 | 1740 | 0 | 7 | 1990 | 3 | 7360 | N | N | 4017 S 291ST ST |
| 009 | 131160 | 0600 | 2/9/05 | \$221,600 | 1750 | 0 | 7 | 1965 | 3 | 7277 | N | N | 29002 45TH PL S |
| 009 | 949180 | 0180 | 3/14/05 | \$259,000 | 1760 | 0 | 7 | 1990 | 4 | 11780 | N | N | 3304 S 299TH ST |
| 009 | 131100 | 0080 | 9/5/06 | \$360,000 | 1760 | 0 | 7 | 1962 | 3 | 7350 | N | N | 28849 38TH AVE S |
| 009 | 894725 | 0070 | 12/20/06 | \$360,000 | 1768 | 0 | 7 | 2006 | 3 | 4686 | N | N | 29739 34TH CT S |
| 009 | 387670 | 0180 | 5/31/05 | \$237,750 | 1770 | 0 | 7 | 1968 | 3 | 8460 | N | N | 29651 34TH AVE S |
| 009 | 131280 | 0120 | 12/17/04 | \$226,000 | 1800 | 0 | 7 | 1966 | 4 | 7566 | N | N | 3215 S 291ST ST |
| 009 | 032104 | 9127 | 4/6/04 | \$237,400 | 1820 | 0 | 7 | 1964 | 4 | 19602 | N | N | 30210 37TH AVE S |
| 009 | 032104 | 9127 | 4/12/06 | \$309,000 | 1820 | 0 | 7 | 1964 | 4 | 19602 | N | N | 30210 37TH AVE S |
| 009 | 246060 | 0200 | 10/19/04 | \$222,750 | 1850 | 0 | 7 | 1974 | 3 | 8850 | N | N | 29804 45TH AVE S |
| 009 | 246060 | 0120 | 2/11/05 | \$229,000 | 1850 | 0 | 7 | 1974 | 3 | 6956 | N | N | 29840 45TH AVE S |
| 009 | 387650 | 0040 | 4/7/04 | \$225,000 | 1850 | 0 | 7 | 1966 | 3 | 9296 | N | N | 29312 33RD AVE S |
| 009 | 894725 | 0020 | 12/20/06 | \$360,000 | 1856 | 0 | 7 | 2006 | 3 | 4853 | N | N | 3413 S 297TH ST |
| 009 | 274400 | 0070 | 11/5/04 | \$270,000 | 1870 | 0 | 7 | 1988 | 4 | 8588 | N | N | 4303 S 289TH PL |
| 009 | 800110 | 0090 | 5/18/06 | \$349,950 | 1880 | 0 | 7 | 1996 | 3 | 5960 | N | N | 3324 S 300TH PL |
| 009 | 565150 | 0120 | 4/26/05 | \$270,000 | 1900 | 0 | 7 | 1989 | 3 | 9129 | N | N | 29919 50TH CT S |
| 009 | 565150 | 0040 | 3/13/06 | \$290,000 | 1900 | 0 | 7 | 1989 | 3 | 8616 | N | N | 5021 S 299TH PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------|
| 009 | 131111 | 0150 | 6/21/04 | \$225,000 | 1910 | 0 | 7 | 1996 | 3 | 6499 | N | N | 3235 S 302ND PL |
| 009 | 131111 | 0130 | 10/5/04 | \$239,500 | 1910 | 0 | 7 | 1995 | 3 | 6250 | N | N | 3247 S 302ND PL |
| 009 | 726320 | 0055 | 8/1/06 | \$347,500 | 1960 | 0 | 7 | 1990 | 3 | 34500 | N | N | 3135 S 299TH ST |
| 009 | 769650 | 0190 | 9/21/06 | \$303,500 | 1980 | 0 | 7 | 1970 | 4 | 7210 | N | N | 4541 S 298TH PL |
| 009 | 274400 | 0130 | 9/11/06 | \$338,500 | 1990 | 0 | 7 | 1990 | 3 | 8419 | N | N | 28820 43RD PL S |
| 009 | 815961 | 0100 | 7/16/04 | \$231,500 | 2020 | 0 | 7 | 1974 | 3 | 6059 | N | N | 29014 50TH AVE S |
| 009 | 894725 | 0080 | 7/25/06 | \$395,950 | 2124 | 0 | 7 | 2005 | 3 | 4840 | N | N | 29740 34TH CT S |
| 009 | 769650 | 0210 | 4/27/05 | \$275,000 | 2160 | 0 | 7 | 1999 | 3 | 7504 | N | N | 29801 47TH PL S |
| 009 | 894725 | 0050 | 8/24/06 | \$364,950 | 2168 | 0 | 7 | 2006 | 3 | 4602 | N | N | 29727 34TH CT S |
| 009 | 204800 | 0360 | 12/20/04 | \$237,000 | 2270 | 0 | 7 | 2001 | 3 | 3635 | N | N | 3347 S 301ST PL |
| 009 | 032104 | 9045 | 10/7/04 | \$299,950 | 2600 | 0 | 7 | 2001 | 3 | 11250 | N | N | 3721 S 298TH ST |
| 009 | 032104 | 9045 | 5/26/06 | \$375,000 | 2600 | 0 | 7 | 2001 | 3 | 11250 | N | N | 3721 S 298TH ST |
| 009 | 032104 | 9031 | 11/29/06 | \$577,000 | 3220 | 0 | 7 | 2003 | 3 | 40946 | N | N | 4615 S 298TH ST |
| 009 | 815962 | 0170 | 4/24/06 | \$287,600 | 1690 | 0 | 8 | 1976 | 3 | 8132 | N | N | 4911 S 294TH ST |
| 010 | 936060 | 0130 | 5/1/06 | \$195,000 | 1120 | 0 | 6 | 1944 | 3 | 13975 | N | N | 28210 85TH AVE S |
| 010 | 936060 | 0055 | 11/23/04 | \$235,000 | 1430 | 0 | 6 | 1954 | 3 | 43560 | N | N | 28227 85TH AVE S |
| 010 | 000420 | 0020 | 8/4/04 | \$250,000 | 1090 | 0 | 7 | 1982 | 3 | 33742 | N | N | 4036 I ST NE |
| 010 | 889290 | 0200 | 5/14/04 | \$200,000 | 1160 | 0 | 7 | 1998 | 3 | 7624 | N | N | 3806 I PL NE |
| 010 | 889290 | 0080 | 10/27/05 | \$220,000 | 1160 | 0 | 7 | 1998 | 3 | 6074 | N | N | 3830 I PL NE |
| 010 | 889290 | 0050 | 3/10/06 | \$253,500 | 1160 | 0 | 7 | 1998 | 3 | 6003 | N | N | 3836 I PL NE |
| 010 | 889290 | 0180 | 10/2/06 | \$279,500 | 1160 | 0 | 7 | 1998 | 3 | 6134 | N | N | 3810 I PL NE |
| 010 | 889290 | 0060 | 4/26/04 | \$203,500 | 1330 | 0 | 7 | 1998 | 3 | 7031 | N | N | 3834 I PL NE |
| 010 | 889290 | 0210 | 9/12/06 | \$282,400 | 1330 | 0 | 7 | 1998 | 3 | 6301 | N | N | 3804 I PL NE |
| 010 | 889290 | 0060 | 11/7/06 | \$288,000 | 1330 | 0 | 7 | 1998 | 3 | 7031 | N | N | 3834 I PL NE |
| 010 | 889290 | 0030 | 8/4/06 | \$293,000 | 1330 | 0 | 7 | 1998 | 3 | 6000 | N | N | 3840 I PL NE |
| 010 | 252204 | 9013 | 2/8/06 | \$349,950 | 1400 | 0 | 7 | 1946 | 3 | 86249 | N | N | 25709 68TH AVE S |
| 010 | 252204 | 9013 | 9/16/05 | \$205,000 | 1400 | 0 | 7 | 1946 | 3 | 86249 | N | N | 25709 68TH AVE S |
| 010 | 889290 | 0130 | 6/12/06 | \$279,000 | 1410 | 0 | 7 | 1998 | 3 | 7968 | N | N | 3820 I PL NE |
| 010 | 889290 | 0110 | 11/16/05 | \$279,500 | 1410 | 0 | 7 | 1998 | 3 | 8188 | N | N | 3822 I PL NE |
| 010 | 000420 | 0021 | 3/15/04 | \$282,200 | 1730 | 0 | 7 | 1991 | 3 | 34567 | N | N | 4046 I ST NE |
| 010 | 022104 | 9154 | 3/19/04 | \$400,750 | 1570 | 1570 | 8 | 2001 | 3 | 41778 | N | N | 6710 S 296TH ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 010 | 262204 | 9060 | 5/13/05 | \$412,000 | 1670 | 1370 | 8 | 1978 | 3 | 52707 | Y | N | 26915 52ND LN S |
| 010 | 352204 | 9039 | 8/12/05 | \$339,000 | 1720 | 0 | 8 | 1962 | 3 | 65340 | N | N | 28535 WEST VALLEY HWY S |
| 010 | 733822 | 0530 | 5/25/06 | \$377,950 | 2011 | 0 | 8 | 2006 | 3 | 4253 | N | N | 1204 32ND PL NE |
| 010 | 733822 | 0540 | 9/1/06 | \$381,950 | 2011 | 0 | 8 | 2006 | 3 | 3970 | N | N | 1206 32ND PL NE |
| 010 | 733822 | 0010 | 4/17/06 | \$369,950 | 2025 | 0 | 8 | 2006 | 3 | 5270 | N | N | 1145 32ND PL NE |
| 010 | 733822 | 0070 | 8/24/06 | \$363,950 | 2139 | 0 | 8 | 2006 | 3 | 3721 | N | N | 1159 32ND PL NE |
| 010 | 733822 | 0050 | 4/27/06 | \$366,950 | 2139 | 0 | 8 | 2006 | 3 | 5645 | N | N | 1153 32ND PL NE |
| 010 | 733822 | 0030 | 3/8/06 | \$368,950 | 2139 | 0 | 8 | 2006 | 3 | 5470 | N | N | 1141 32ND PL NE |
| 010 | 733822 | 0110 | 7/10/06 | \$370,000 | 2139 | 0 | 8 | 2006 | 3 | 3721 | N | N | 1203 32ND PL NE |
| 010 | 733822 | 0120 | 7/26/06 | \$371,950 | 2139 | 0 | 8 | 2006 | 3 | 3721 | N | N | 1205 32ND PL NE |
| 010 | 733822 | 1160 | 4/6/06 | \$373,701 | 2139 | 0 | 8 | 2006 | 3 | 4423 | N | N | 1148 32ND PL NE |
| 010 | 733822 | 0430 | 10/10/06 | \$373,950 | 2139 | 0 | 8 | 2006 | 3 | 3398 | N | N | 1168 32ND PL NE |
| 010 | 733822 | 0420 | 8/7/06 | \$379,950 | 2150 | 0 | 8 | 2006 | 3 | 3398 | N | N | 1164 32ND PL NE |
| 010 | 733822 | 0020 | 3/29/06 | \$354,950 | 2235 | 0 | 8 | 2006 | 3 | 4445 | N | N | 1143 32ND PL NE |
| 010 | 733822 | 0090 | 12/29/06 | \$359,950 | 2235 | 0 | 8 | 2006 | 3 | 3721 | N | N | 1167 32ND PL NE |
| 010 | 733822 | 1140 | 5/15/06 | \$370,950 | 2235 | 0 | 8 | 2006 | 3 | 4165 | N | N | 1152 32ND PL NE |
| 010 | 733822 | 0440 | 5/4/06 | \$370,950 | 2235 | 0 | 8 | 2006 | 3 | 3714 | N | N | 1202 32ND PL NE |
| 010 | 733822 | 1100 | 6/13/06 | \$373,950 | 2235 | 0 | 8 | 2006 | 3 | 3703 | N | N | 1164 32ND ST NE |
| 010 | 733822 | 0490 | 7/24/06 | \$376,950 | 2235 | 0 | 8 | 2006 | 3 | 3398 | N | N | 1165 32ND ST NE |
| 010 | 733822 | 0130 | 4/24/06 | \$388,543 | 2235 | 0 | 8 | 2006 | 3 | 3721 | N | N | 1207 32ND PL NE |
| 010 | 733822 | 1150 | 3/6/06 | \$366,500 | 2238 | 0 | 8 | 2006 | 3 | 5284 | N | N | 1150 32ND PL NE |
| 010 | 401680 | 0210 | 1/16/06 | \$450,000 | 2640 | 0 | 8 | 2002 | 3 | 14070 | N | N | 26519 LAKE FENWICK RD S |
| 010 | 733822 | 0080 | 3/23/06 | \$404,871 | 2728 | 0 | 8 | 2006 | 3 | 4962 | N | N | 1161 32ND PL NE |
| 010 | 733822 | 1170 | 3/2/06 | \$409,950 | 2728 | 0 | 8 | 2006 | 3 | 5008 | N | N | 1146 32ND PL NE |
| 010 | 733822 | 0040 | 4/5/06 | \$411,950 | 2728 | 0 | 8 | 2006 | 3 | 5291 | N | N | 1147 32ND PL NE |
| 010 | 733822 | 1080 | 7/3/06 | \$424,950 | 2728 | 0 | 8 | 2006 | 3 | 4398 | N | N | 1168 32ND ST NE |
| 010 | 733822 | 0160 | 12/13/06 | \$429,950 | 2728 | 0 | 8 | 2006 | 3 | 4962 | N | N | 1232 32ND PL NE |
| 010 | 733822 | 1130 | 2/28/06 | \$449,430 | 2728 | 0 | 8 | 2006 | 3 | 5129 | N | N | 1156 32ND PL NE |
| 010 | 401680 | 0220 | 8/13/04 | \$385,000 | 3000 | 0 | 9 | 2003 | 3 | 14719 | N | N | 26525 LAKE FENWICK RD S |
| 010 | 401680 | 0280 | 3/31/05 | \$425,000 | 3130 | 0 | 9 | 2001 | 3 | 16754 | N | N | 26629 LAKE FENWICK RD S |
| 010 | 401680 | 0260 | 7/26/05 | \$500,000 | 3280 | 0 | 9 | 2001 | 3 | 15728 | N | N | 26617 LAKE FENWICK RD S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 010 | 401680 | 0230 | 10/14/05 | \$520,000 | 3280 | 0 | 9 | 2001 | 3 | 15063 | N | N | 26531 LAKE FENWICK RD S |
| 010 | 401680 | 0240 | 12/1/05 | \$519,000 | 3380 | 0 | 9 | 2001 | 3 | 15611 | N | N | 26605 LAKE FENWICK RD S |
| 011 | 030300 | 0340 | 8/20/04 | \$205,500 | 970 | 680 | 7 | 1986 | 3 | 17024 | N | N | 30540 56TH AVE S |
| 011 | 564790 | 0420 | 4/21/04 | \$220,000 | 1000 | 690 | 7 | 1981 | 3 | 9073 | N | N | 2110 V ST NW |
| 011 | 332951 | 0310 | 1/25/05 | \$266,500 | 1000 | 920 | 7 | 1984 | 3 | 8346 | N | N | 30024 51ST CT S |
| 011 | 564790 | 0240 | 4/20/05 | \$275,000 | 1000 | 730 | 7 | 1982 | 3 | 10943 | N | N | 2221 V ST NW |
| 011 | 564790 | 0470 | 8/24/06 | \$310,000 | 1000 | 480 | 7 | 1983 | 3 | 8034 | N | N | 1902 23RD ST NW |
| 011 | 019265 | 0080 | 3/17/05 | \$269,950 | 1044 | 712 | 7 | 2005 | 3 | 2904 | N | N | 5632 S 295TH PL |
| 011 | 019265 | 0120 | 6/3/05 | \$279,950 | 1044 | 778 | 7 | 2005 | 3 | 3175 | N | N | 5656 S 295TH PL |
| 011 | 019265 | 0040 | 9/19/05 | \$292,000 | 1056 | 682 | 7 | 2005 | 3 | 2796 | N | N | 5647 S 295TH PL |
| 011 | 221480 | 0890 | 4/13/04 | \$220,000 | 1060 | 720 | 7 | 1979 | 3 | 8840 | N | N | 29533 61ST AVE S |
| 011 | 221480 | 0830 | 3/25/04 | \$225,000 | 1060 | 720 | 7 | 1979 | 3 | 7260 | N | N | 29417 60TH PL S |
| 011 | 221480 | 0810 | 6/24/04 | \$225,000 | 1060 | 700 | 7 | 1979 | 3 | 7040 | N | N | 29409 60TH PL S |
| 011 | 221480 | 0580 | 7/22/05 | \$265,000 | 1060 | 720 | 7 | 1979 | 3 | 10582 | N | N | 29203 61ST AVE S |
| 011 | 221480 | 0820 | 9/9/05 | \$274,000 | 1060 | 720 | 7 | 1979 | 3 | 7700 | N | N | 29413 60TH PL S |
| 011 | 221480 | 0880 | 8/2/06 | \$286,000 | 1060 | 720 | 7 | 1979 | 3 | 9935 | N | N | 29527 61ST AVE S |
| 011 | 221480 | 0830 | 11/30/06 | \$295,950 | 1060 | 720 | 7 | 1979 | 3 | 7260 | N | N | 29417 60TH PL S |
| 011 | 221480 | 0840 | 3/31/06 | \$319,950 | 1060 | 720 | 7 | 1979 | 3 | 8591 | N | N | 29421 60TH PL S |
| 011 | 221480 | 0800 | 9/2/05 | \$280,000 | 1060 | 720 | 7 | 1979 | 4 | 7800 | N | N | 29405 60TH PL S |
| 011 | 332950 | 0470 | 1/12/06 | \$283,000 | 1080 | 720 | 7 | 1983 | 3 | 8679 | N | N | 5433 S 296TH CT |
| 011 | 019265 | 0070 | 4/21/05 | \$265,950 | 1082 | 778 | 7 | 2005 | 3 | 4054 | N | N | 5633 S 295TH PL |
| 011 | 019265 | 0090 | 5/11/05 | \$269,950 | 1082 | 778 | 7 | 2005 | 3 | 2881 | N | N | 5638 S 295TH PL |
| 011 | 286560 | 0130 | 5/11/05 | \$253,500 | 1120 | 890 | 7 | 1979 | 3 | 7250 | N | N | 30215 54TH AVE S |
| 011 | 286560 | 0030 | 1/27/06 | \$286,100 | 1120 | 700 | 7 | 1979 | 3 | 7250 | N | N | 5115 S 302ND PL |
| 011 | 332952 | 0010 | 8/11/04 | \$200,650 | 1170 | 0 | 7 | 1984 | 3 | 8141 | N | N | 29929 53RD PL S |
| 011 | 332952 | 0170 | 10/14/04 | \$231,000 | 1170 | 0 | 7 | 1984 | 3 | 7258 | N | N | 29817 55TH PL S |
| 011 | 286560 | 0020 | 2/25/05 | \$245,500 | 1180 | 560 | 7 | 1979 | 3 | 12902 | N | N | 5107 S 302ND PL |
| 011 | 332950 | 0250 | 12/2/05 | \$294,950 | 1180 | 830 | 7 | 1983 | 3 | 7463 | N | N | 5238 S 297TH PL |
| 011 | 019265 | 0100 | 3/23/05 | \$284,333 | 1180 | 784 | 7 | 2005 | 3 | 4224 | N | N | 5642 S 295TH PL |
| 011 | 332951 | 0410 | 12/2/04 | \$229,250 | 1190 | 0 | 7 | 1984 | 3 | 6825 | N | N | 30103 53RD AVE S |
| 011 | 332951 | 0410 | 12/19/06 | \$268,000 | 1190 | 0 | 7 | 1984 | 3 | 6825 | N | N | 30103 53RD AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 332950 | 0360 | 6/20/05 | \$301,500 | 1200 | 750 | 7 | 1983 | 4 | 7663 | N | N | 29724 53RD PL S |
| 011 | 030300 | 0140 | 10/25/06 | \$253,000 | 1230 | 0 | 7 | 1968 | 3 | 18000 | N | N | 5614 S 305TH ST |
| 011 | 332950 | 0350 | 7/19/04 | \$219,950 | 1240 | 0 | 7 | 1983 | 3 | 8323 | N | N | 29720 53RD PL S |
| 011 | 664220 | 0670 | 1/10/05 | \$245,950 | 1240 | 330 | 7 | 1986 | 3 | 10496 | Y | N | 5827 S 296TH ST |
| 011 | 332953 | 0490 | 12/1/04 | \$259,000 | 1270 | 600 | 7 | 1986 | 3 | 7000 | N | N | 30020 58TH PL S |
| 011 | 332952 | 0080 | 12/21/06 | \$320,000 | 1270 | 620 | 7 | 1985 | 4 | 7614 | N | N | 29922 53RD PL S |
| 011 | 221480 | 0530 | 9/1/04 | \$223,888 | 1280 | 520 | 7 | 1980 | 3 | 7200 | N | N | 6126 S 292ND PL |
| 011 | 221480 | 0450 | 1/20/05 | \$236,000 | 1280 | 860 | 7 | 1980 | 3 | 7800 | N | N | 29239 62ND PL S |
| 011 | 221480 | 0280 | 12/1/06 | \$281,000 | 1280 | 640 | 7 | 1979 | 3 | 7280 | N | N | 29303 63RD PL S |
| 011 | 221480 | 0530 | 4/7/06 | \$286,500 | 1280 | 520 | 7 | 1980 | 3 | 7200 | N | N | 6126 S 292ND PL |
| 011 | 221480 | 0450 | 9/15/05 | \$298,000 | 1280 | 860 | 7 | 1980 | 3 | 7800 | N | N | 29239 62ND PL S |
| 011 | 332952 | 0380 | 3/7/06 | \$316,000 | 1280 | 1210 | 7 | 1984 | 3 | 8861 | N | N | 30033 55TH PL S |
| 011 | 332953 | 0700 | 5/18/06 | \$350,000 | 1280 | 530 | 7 | 1985 | 3 | 7887 | Y | N | 29935 56TH PL S |
| 011 | 564790 | 0170 | 6/8/05 | \$315,000 | 1280 | 860 | 7 | 1981 | 4 | 10139 | N | N | 2222 W ST NW |
| 011 | 928620 | 0060 | 3/1/04 | \$244,999 | 1290 | 630 | 7 | 1978 | 3 | 9650 | N | N | 29211 58TH PL S |
| 011 | 332951 | 0290 | 12/13/04 | \$229,888 | 1290 | 0 | 7 | 1984 | 3 | 9111 | N | N | 30027 51ST CT S |
| 011 | 332950 | 0040 | 10/24/05 | \$234,950 | 1290 | 0 | 7 | 1982 | 3 | 7437 | N | N | 5120 S 297TH PL |
| 011 | 332950 | 0700 | 3/24/06 | \$260,000 | 1290 | 0 | 7 | 1983 | 4 | 8043 | N | N | 5207 S 297TH PL |
| 011 | 022104 | 9192 | 7/23/04 | \$250,000 | 1310 | 1020 | 7 | 1978 | 3 | 17100 | N | N | 29114 55TH AVE S |
| 011 | 332951 | 0040 | 9/13/06 | \$364,950 | 1310 | 640 | 7 | 1984 | 3 | 7823 | N | N | 5210 S 298TH CT |
| 011 | 221480 | 0640 | 3/3/05 | \$257,450 | 1320 | 830 | 7 | 1980 | 3 | 6708 | N | N | 29225 61ST AVE S |
| 011 | 221480 | 0760 | 3/15/06 | \$283,000 | 1330 | 590 | 7 | 1979 | 3 | 7520 | N | N | 29408 60TH PL S |
| 011 | 332950 | 0060 | 7/21/06 | \$322,500 | 1340 | 910 | 7 | 1982 | 3 | 9091 | N | N | 29721 52ND AVE S |
| 011 | 332953 | 0450 | 7/14/05 | \$305,000 | 1360 | 510 | 7 | 1987 | 3 | 10471 | N | N | 30040 58TH PL S |
| 011 | 564790 | 0860 | 12/16/04 | \$249,950 | 1380 | 680 | 7 | 1984 | 3 | 8588 | N | N | 2013 24TH ST NW |
| 011 | 332950 | 0500 | 3/1/04 | \$246,000 | 1390 | 840 | 7 | 1983 | 3 | 9531 | N | N | 5415 S 296TH CT |
| 011 | 332952 | 0340 | 6/11/04 | \$259,950 | 1390 | 940 | 7 | 1985 | 3 | 8258 | Y | N | 5517 S 300TH PL |
| 011 | 332950 | 0400 | 3/22/05 | \$299,950 | 1390 | 940 | 7 | 1983 | 3 | 8502 | N | N | 29715 55TH AVE S |
| 011 | 332953 | 0040 | 10/25/05 | \$320,000 | 1390 | 940 | 7 | 1985 | 3 | 12906 | N | N | 5547 S 300TH PL |
| 011 | 332950 | 0500 | 10/17/06 | \$334,000 | 1390 | 840 | 7 | 1983 | 3 | 9531 | N | N | 5415 S 296TH CT |
| 011 | 030410 | 0060 | 8/30/05 | \$279,000 | 1400 | 0 | 7 | 1999 | 3 | 5917 | N | N | 5701 S 294TH PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 030410 | 0080 | 7/25/05 | \$279,950 | 1400 | 0 | 7 | 1999 | 3 | 5393 | N | N | 5713 S 294TH PL |
| 011 | 564790 | 0730 | 9/7/06 | \$367,000 | 1400 | 620 | 7 | 1985 | 3 | 9930 | N | N | 1821 23RD ST NW |
| 011 | 332952 | 0390 | 1/16/04 | \$227,000 | 1408 | 1102 | 7 | 1984 | 3 | 8139 | N | N | 30027 55TH PL S |
| 011 | 332953 | 0530 | 1/13/04 | \$200,000 | 1410 | 0 | 7 | 1987 | 3 | 7315 | Y | N | 5740 S 300TH PL |
| 011 | 332951 | 0110 | 10/6/04 | \$209,500 | 1410 | 0 | 7 | 1984 | 3 | 6874 | N | N | 5223 S 298TH CT |
| 011 | 332953 | 0530 | 12/28/04 | \$224,950 | 1410 | 0 | 7 | 1987 | 3 | 7315 | Y | N | 5740 S 300TH PL |
| 011 | 332951 | 0530 | 2/23/05 | \$231,830 | 1410 | 0 | 7 | 1984 | 3 | 9360 | N | N | 30106 53RD AVE S |
| 011 | 332953 | 0090 | 7/5/05 | \$319,950 | 1410 | 940 | 7 | 1986 | 3 | 8889 | N | N | 5611 S 300TH PL |
| 011 | 332953 | 0530 | 10/20/05 | \$266,000 | 1410 | 0 | 7 | 1987 | 3 | 7315 | Y | N | 5740 S 300TH PL |
| 011 | 332952 | 0220 | 10/13/05 | \$268,500 | 1410 | 0 | 7 | 1985 | 3 | 7898 | N | N | 29824 55TH PL S |
| 011 | 332950 | 0200 | 11/13/06 | \$270,000 | 1410 | 0 | 7 | 1982 | 3 | 7883 | N | N | 5210 S 297TH PL |
| 011 | 332953 | 0460 | 2/16/06 | \$294,500 | 1410 | 0 | 7 | 1985 | 3 | 12545 | N | N | 30036 58TH PL S |
| 011 | 332950 | 0480 | 6/14/06 | \$289,500 | 1410 | 0 | 7 | 1983 | 3 | 8420 | N | N | 5427 S 296TH CT |
| 011 | 332953 | 0670 | 5/18/06 | \$315,000 | 1410 | 0 | 7 | 1985 | 3 | 12449 | N | N | 29923 56TH PL S |
| 011 | 332950 | 0210 | 4/15/04 | \$245,000 | 1410 | 880 | 7 | 1982 | 4 | 8782 | N | N | 5214 S 297TH PL |
| 011 | 564790 | 0740 | 8/25/04 | \$266,000 | 1430 | 450 | 7 | 1983 | 3 | 9136 | N | N | 1901 23RD ST NW |
| 011 | 332954 | 0050 | 4/2/04 | \$260,000 | 1440 | 1000 | 7 | 1986 | 3 | 9253 | Y | N | 5604 S 297TH ST |
| 011 | 221480 | 0150 | 11/17/04 | \$238,775 | 1440 | 360 | 7 | 1979 | 3 | 7800 | N | N | 6119 S 294TH ST |
| 011 | 030300 | 0177 | 6/6/06 | \$295,000 | 1440 | 0 | 7 | 1967 | 4 | 25500 | Y | N | 30522 58TH AVE S |
| 011 | 022104 | 9123 | 11/30/04 | \$237,000 | 1480 | 480 | 7 | 1963 | 3 | 17000 | N | N | 29250 51ST AVE S |
| 011 | 332953 | 0640 | 10/17/06 | \$347,950 | 1480 | 0 | 7 | 1986 | 3 | 11164 | Y | N | 29926 56TH PL S |
| 011 | 030410 | 0090 | 9/20/04 | \$224,000 | 1500 | 0 | 7 | 1999 | 3 | 5393 | N | N | 5719 S 294TH PL |
| 011 | 030410 | 0110 | 11/14/05 | \$265,000 | 1500 | 0 | 7 | 1999 | 3 | 6379 | N | N | 5731 S 294TH PL |
| 011 | 022104 | 9032 | 8/2/05 | \$255,000 | 1510 | 0 | 7 | 1957 | 3 | 5636 | N | N | 29549 63RD CT S |
| 011 | 286560 | 0140 | 3/23/06 | \$310,000 | 1510 | 430 | 7 | 1979 | 3 | 9461 | N | N | 30219 54TH AVE S |
| 011 | 332953 | 0470 | 6/27/06 | \$286,100 | 1510 | 0 | 7 | 1986 | 3 | 6660 | N | N | 30032 58TH PL S |
| 011 | 030300 | 0291 | 8/12/06 | \$200,000 | 1520 | 0 | 7 | 1966 | 3 | 15000 | N | N | 30521 58TH AVE S |
| 011 | 564790 | 0210 | 7/14/04 | \$231,000 | 1520 | 0 | 7 | 1984 | 3 | 8897 | N | N | 2002 24TH ST NW |
| 011 | 564790 | 0210 | 12/22/05 | \$245,500 | 1520 | 0 | 7 | 1984 | 3 | 8897 | N | N | 2002 24TH ST NW |
| 011 | 221480 | 0510 | 5/12/06 | \$285,000 | 1540 | 1120 | 7 | 1980 | 3 | 7684 | N | N | 6136 S 292ND PL |
| 011 | 289555 | 0110 | 4/1/05 | \$253,000 | 1550 | 0 | 7 | 2000 | 3 | 4488 | N | N | 5165 S 303RD PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 289555 | 0180 | 10/3/05 | \$290,000 | 1550 | 0 | 7 | 2000 | 3 | 4267 | N | N | 5174 S 303RD PL |
| 011 | 289555 | 0090 | 11/9/05 | \$296,000 | 1550 | 0 | 7 | 2000 | 3 | 4487 | N | N | 5157 S 303RD PL |
| 011 | 332953 | 0390 | 7/25/05 | \$282,450 | 1570 | 0 | 7 | 1987 | 3 | 8023 | N | N | 5745 S 300TH PL |
| 011 | 332953 | 0010 | 5/6/05 | \$205,000 | 1590 | 0 | 7 | 1986 | 3 | 9414 | N | N | 5535 S 300TH PL |
| 011 | 289555 | 0130 | 5/10/06 | \$305,500 | 1600 | 0 | 7 | 2000 | 3 | 4488 | N | N | 5173 S 303RD PL |
| 011 | 332953 | 0340 | 8/16/06 | \$315,000 | 1610 | 0 | 7 | 1986 | 3 | 7366 | N | N | 30010 57TH PL S |
| 011 | 332950 | 0270 | 7/21/05 | \$305,499 | 1610 | 580 | 7 | 1983 | 4 | 7881 | N | N | 29719 53RD PL S |
| 011 | 030410 | 0160 | 12/20/06 | \$339,950 | 1680 | 0 | 7 | 1999 | 3 | 5865 | Y | N | 29412 58TH AVE S |
| 011 | 221480 | 0690 | 6/19/06 | \$335,000 | 1680 | 0 | 7 | 1979 | 4 | 7232 | Y | N | 29401 61ST AVE S |
| 011 | 289555 | 0010 | 4/23/04 | \$239,500 | 1700 | 0 | 7 | 2000 | 3 | 6479 | N | N | 5125 S 303RD PL |
| 011 | 289555 | 0030 | 3/23/04 | \$238,500 | 1700 | 0 | 7 | 2000 | 3 | 4984 | N | N | 5133 S 303RD PL |
| 011 | 289555 | 0040 | 6/15/04 | \$243,400 | 1700 | 0 | 7 | 2000 | 3 | 4985 | N | N | 5137 S 303RD PL |
| 011 | 289555 | 0310 | 11/4/04 | \$243,000 | 1700 | 0 | 7 | 2000 | 3 | 4726 | N | N | 5118 S 303RD PL |
| 011 | 289555 | 0210 | 10/22/04 | \$242,500 | 1700 | 0 | 7 | 2000 | 3 | 4268 | N | N | 5162 S 303RD PL |
| 011 | 289555 | 0120 | 2/14/05 | \$261,500 | 1700 | 0 | 7 | 2000 | 3 | 4488 | N | N | 5169 S 303RD PL |
| 011 | 289555 | 0020 | 9/22/05 | \$290,000 | 1700 | 0 | 7 | 2000 | 3 | 4984 | N | N | 5129 S 303RD PL |
| 011 | 289555 | 0190 | 5/11/06 | \$290,000 | 1700 | 0 | 7 | 2000 | 3 | 4268 | N | N | 5170 S 303RD PL |
| 011 | 289555 | 0150 | 1/6/06 | \$299,000 | 1700 | 0 | 7 | 2000 | 3 | 5523 | N | N | 5186 S 303RD PL |
| 011 | 289555 | 0170 | 12/12/05 | \$298,950 | 1700 | 0 | 7 | 2000 | 3 | 4267 | N | N | 5178 S 303RD PL |
| 011 | 289555 | 0300 | 10/13/05 | \$303,800 | 1700 | 0 | 7 | 2000 | 3 | 4746 | N | N | 5124 S 303RD PL |
| 011 | 289555 | 0310 | 3/27/06 | \$305,000 | 1700 | 0 | 7 | 2000 | 3 | 4726 | N | N | 5118 S 303RD PL |
| 011 | 019265 | 0130 | 8/3/05 | \$287,450 | 1706 | 0 | 7 | 2005 | 3 | 2666 | N | N | 5668 S 295TH PL |
| 011 | 030300 | 0100 | 11/21/05 | \$308,000 | 1790 | 0 | 7 | 1963 | 4 | 16600 | N | N | 5402 S 305TH ST |
| 011 | 332953 | 0130 | 7/19/06 | \$376,000 | 1790 | 0 | 7 | 1986 | 4 | 6640 | N | N | 5630 S 301ST ST |
| 011 | 019265 | 0060 | 9/9/05 | \$274,950 | 1807 | 0 | 7 | 2005 | 3 | 3181 | N | N | 5637 S 295TH PL |
| 011 | 019265 | 0140 | 8/1/05 | \$288,000 | 1812 | 0 | 7 | 2005 | 3 | 4485 | N | N | 5662 S 295TH PL |
| 011 | 926930 | 0090 | 1/26/04 | \$205,000 | 1820 | 0 | 7 | 1964 | 3 | 14094 | N | N | 29054 59TH PL S |
| 011 | 019265 | 0020 | 7/8/05 | \$279,950 | 1820 | 0 | 7 | 2005 | 3 | 3096 | N | N | 5659 S 295TH PL |
| 011 | 332681 | 0020 | 9/7/06 | \$350,000 | 1830 | 0 | 7 | 2002 | 3 | 5015 | N | N | 29140 53RD PL S |
| 011 | 019265 | 0030 | 6/23/05 | \$280,000 | 1832 | 0 | 7 | 2005 | 3 | 3096 | N | N | 5653 S 295TH PL |
| 011 | 332952 | 0350 | 6/24/05 | \$285,000 | 1852 | 0 | 7 | 1984 | 5 | 9917 | N | N | 5513 S 300TH PL |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 221480 | 0040 | 6/9/04 | \$240,000 | 1860 | 0 | 7 | 1980 | 3 | 7560 | Y | N | 29512 61ST AVE S |
| 011 | 019265 | 0110 | 4/19/05 | \$281,000 | 1873 | 0 | 7 | 2005 | 3 | 2986 | N | N | 5650 S 295TH PL |
| 011 | 564790 | 0370 | 2/19/04 | \$277,700 | 1890 | 0 | 7 | 1986 | 3 | 52128 | Y | N | 1810 21ST ST NW |
| 011 | 019265 | 0010 | 8/24/05 | \$295,100 | 1894 | 0 | 7 | 2005 | 3 | 2963 | N | N | 5665 S 295TH PL |
| 011 | 019265 | 0010 | 4/6/06 | \$335,000 | 1894 | 0 | 7 | 2005 | 3 | 2963 | N | N | 5665 S 295TH PL |
| 011 | 371700 | 0020 | 3/22/06 | \$435,000 | 1901 | 860 | 7 | 2006 | 3 | 9818 | N | N | 29576 63RD CT S |
| 011 | 371700 | 0100 | 10/23/06 | \$434,950 | 1901 | 860 | 7 | 2006 | 3 | 4557 | N | N | 29518 63RD CT S |
| 011 | 371700 | 0140 | 8/1/06 | \$415,000 | 1901 | 320 | 7 | 2006 | 3 | 4732 | N | N | 29513 63RD CT S |
| 011 | 371700 | 0050 | 9/23/05 | \$375,000 | 1901 | 0 | 7 | 2005 | 3 | 4595 | N | N | 29550 63RD CT S |
| 011 | 564790 | 0800 | 5/15/06 | \$499,950 | 1920 | 1430 | 7 | 1999 | 3 | 31793 | Y | N | 1923 24TH ST NW |
| 011 | 030300 | 0249 | 5/5/04 | \$342,000 | 1920 | 0 | 7 | 1967 | 4 | 39965 | N | N | 30643 56TH AVE S |
| 011 | 022104 | 9042 | 5/31/06 | \$340,000 | 1940 | 0 | 7 | 1999 | 3 | 87991 | N | N | 5728 S 296TH ST |
| 011 | 332681 | 0080 | 1/26/04 | \$260,000 | 1940 | 0 | 7 | 2002 | 3 | 5641 | N | N | 29104 53RD PL S |
| 011 | 332681 | 0080 | 6/29/05 | \$300,000 | 1940 | 0 | 7 | 2002 | 3 | 5641 | N | N | 29104 53RD PL S |
| 011 | 371700 | 0200 | 7/12/06 | \$375,000 | 2014 | 0 | 7 | 2005 | 3 | 4325 | N | N | 29555 63RD CT S |
| 011 | 371700 | 0040 | 11/8/05 | \$385,000 | 2014 | 0 | 7 | 2005 | 3 | 8054 | N | N | 29570 63RD CT S |
| 011 | 332953 | 0740 | 12/28/04 | \$260,000 | 2090 | 0 | 7 | 1986 | 3 | 7970 | N | N | 5552 S 300TH PL |
| 011 | 332951 | 0380 | 6/1/06 | \$250,344 | 2100 | 0 | 7 | 1984 | 3 | 9953 | N | N | 30007 53RD AVE S |
| 011 | 221480 | 0710 | 12/15/04 | \$265,000 | 2187 | 0 | 7 | 1979 | 3 | 7168 | Y | N | 29415 61ST AVE S |
| 011 | 371700 | 0210 | 11/10/06 | \$369,950 | 2240 | 0 | 7 | 2005 | 3 | 3836 | N | N | 29559 63RD CT S |
| 011 | 371700 | 0150 | 4/24/06 | \$389,000 | 2246 | 0 | 7 | 2006 | 3 | 3607 | N | N | 29519 63RD CT S |
| 011 | 371700 | 0030 | 10/24/05 | \$395,000 | 2246 | 0 | 7 | 2005 | 3 | 4148 | N | N | 29582 63RD CT S |
| 011 | 371700 | 0010 | 12/2/05 | \$460,000 | 2246 | 0 | 7 | 2005 | 3 | 4633 | N | N | 29588 63RD CT S |
| 011 | 928620 | 0070 | 2/5/04 | \$262,000 | 1420 | 1170 | 8 | 1967 | 4 | 10013 | N | N | 29205 58TH PL S |
| 011 | 664220 | 0480 | 7/18/05 | \$340,000 | 1500 | 550 | 8 | 1987 | 3 | 9628 | N | N | 5745 S 296TH PL |
| 011 | 664220 | 0490 | 12/29/04 | \$299,500 | 1540 | 600 | 8 | 1987 | 3 | 9687 | Y | N | 5821 S 296TH PL |
| 011 | 664220 | 0120 | 8/25/04 | \$269,500 | 1550 | 380 | 8 | 1987 | 3 | 9947 | N | N | 5611 S 296TH CT |
| 011 | 664220 | 0320 | 8/23/06 | \$373,000 | 1550 | 420 | 8 | 1988 | 3 | 9699 | Y | N | 29806 57TH PL S |
| 011 | 664220 | 0290 | 1/25/05 | \$289,000 | 1570 | 530 | 8 | 1988 | 3 | 9764 | N | N | 29809 57TH PL S |
| 011 | 664876 | 0070 | 1/25/05 | \$272,000 | 1600 | 0 | 8 | 1992 | 3 | 7468 | N | N | 29251 54TH PL S |
| 011 | 664876 | 0120 | 7/19/05 | \$304,500 | 1600 | 0 | 8 | 1992 | 3 | 8788 | N | N | 29228 54TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 664876 | 0070 | 12/7/06 | \$333,500 | 1600 | 0 | 8 | 1992 | 3 | 7468 | N | N | 29251 54TH PL S |
| 011 | 664925 | 0600 | 11/30/04 | \$295,000 | 1650 | 1580 | 8 | 1988 | 3 | 14089 | Y | N | 29618 60TH CT S |
| 011 | 664220 | 0280 | 12/13/04 | \$287,000 | 1690 | 480 | 8 | 1988 | 3 | 9994 | N | N | 29805 57TH PL S |
| 011 | 022104 | 9097 | 12/2/05 | \$399,500 | 1693 | 518 | 8 | 2005 | 3 | 12660 | Y | N | 29416 59TH AVE S |
| 011 | 332850 | 0450 | 3/9/04 | \$229,700 | 1730 | 0 | 8 | 1987 | 3 | 10569 | N | N | 5114 S 288TH PL |
| 011 | 664876 | 0080 | 2/12/04 | \$262,800 | 1870 | 0 | 8 | 1993 | 3 | 7878 | N | N | 29252 54TH PL S |
| 011 | 664876 | 0130 | 9/8/05 | \$280,000 | 1880 | 0 | 8 | 1992 | 3 | 9146 | N | N | 29222 54TH PL S |
| 011 | 332850 | 0410 | 12/27/05 | \$295,000 | 1920 | 0 | 8 | 1987 | 3 | 9750 | N | N | 5134 S 288TH PL |
| 011 | 664876 | 0050 | 9/14/06 | \$384,950 | 2070 | 0 | 8 | 1992 | 3 | 7082 | N | N | 29243 54TH PL S |
| 011 | 146090 | 0010 | 2/11/04 | \$302,500 | 2160 | 0 | 8 | 2004 | 3 | 5153 | N | N | 5500 S 296TH PL |
| 011 | 146090 | 0010 | 12/28/05 | \$337,000 | 2160 | 0 | 8 | 2004 | 3 | 5153 | N | N | 5500 S 296TH PL |
| 011 | 146090 | 0050 | 11/1/04 | \$306,000 | 2180 | 0 | 8 | 2004 | 3 | 4490 | N | N | 29623 55TH PL S |
| 011 | 146090 | 0070 | 11/15/04 | \$309,950 | 2180 | 0 | 8 | 2004 | 3 | 4975 | N | N | 29615 55TH PL S |
| 011 | 146090 | 0100 | 11/8/04 | \$310,000 | 2180 | 0 | 8 | 2004 | 3 | 4398 | N | N | 29603 55TH PL S |
| 011 | 146090 | 0100 | 12/1/06 | \$410,000 | 2180 | 0 | 8 | 2004 | 3 | 4398 | N | N | 29603 55TH PL S |
| 011 | 332850 | 0160 | 11/22/04 | \$274,999 | 2210 | 0 | 8 | 1987 | 3 | 7512 | N | N | 5119 S 291ST ST |
| 011 | 146090 | 0020 | 9/3/04 | \$289,950 | 2230 | 0 | 8 | 2004 | 3 | 4764 | N | N | 5506 S 296TH PL |
| 011 | 146090 | 0130 | 6/10/04 | \$296,000 | 2230 | 0 | 8 | 2004 | 3 | 4744 | N | N | 29636 55TH PL S |
| 011 | 664220 | 0550 | 9/29/05 | \$310,000 | 2300 | 0 | 8 | 1987 | 3 | 9872 | N | N | 29613 58TH PL S |
| 011 | 332850 | 0280 | 7/25/04 | \$276,000 | 2310 | 0 | 8 | 1987 | 3 | 8050 | N | N | 29110 52ND PL S |
| 011 | 332850 | 0220 | 11/8/06 | \$448,000 | 2310 | 0 | 8 | 1987 | 3 | 9176 | N | N | 5120 S 292ND ST |
| 011 | 664220 | 0080 | 9/14/06 | \$395,000 | 2360 | 0 | 8 | 1986 | 3 | 9590 | Y | N | 5624 S 296TH CT |
| 011 | 146090 | 0120 | 8/5/04 | \$295,000 | 2400 | 0 | 8 | 2004 | 3 | 4741 | N | N | 26932 55TH PL S |
| 011 | 146090 | 0060 | 6/24/04 | \$318,000 | 2400 | 0 | 8 | 2004 | 3 | 6462 | N | N | 29619 55TH PL S |
| 011 | 146090 | 0080 | 11/10/04 | \$315,850 | 2400 | 0 | 8 | 2004 | 3 | 5457 | N | N | 29611 55TH PL S |
| 011 | 146090 | 0040 | 6/30/04 | \$319,950 | 2400 | 0 | 8 | 2004 | 3 | 4763 | N | N | 29627 55TH PL S |
| 011 | 146090 | 0110 | 8/24/04 | \$319,950 | 2400 | 0 | 8 | 2004 | 3 | 4739 | N | N | 29626 55TH PL S |
| 011 | 146090 | 0060 | 9/21/05 | \$374,950 | 2400 | 0 | 8 | 2004 | 3 | 6462 | N | N | 29619 55TH PL S |
| 011 | 146090 | 0140 | 11/23/04 | \$319,000 | 2410 | 0 | 8 | 2004 | 3 | 4862 | N | N | 29640 55TH PL S |
| 011 | 146090 | 0090 | 11/8/04 | \$319,000 | 2410 | 0 | 8 | 2004 | 3 | 4398 | N | N | 29607 55TH PL S |
| 011 | 332850 | 0270 | 3/20/05 | \$315,000 | 2470 | 0 | 8 | 1987 | 3 | 8050 | N | N | 29118 52ND PL S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 022104 | 9083 | 5/2/06 | \$637,000 | 2520 | 1490 | 8 | 1999 | 3 | 11162 | Y | N | 5908 S 295TH PL |
| 011 | 332850 | 0140 | 5/10/04 | \$294,450 | 2650 | 0 | 8 | 1987 | 3 | 10627 | N | N | 5111 S 291ST ST |
| 011 | 664877 | 0200 | 5/20/04 | \$345,000 | 1570 | 600 | 9 | 1989 | 4 | 7663 | N | N | 29430 55TH AVE S |
| 011 | 664925 | 0110 | 8/25/05 | \$363,990 | 1590 | 600 | 9 | 1989 | 3 | 10155 | N | N | 6120 S 296TH PL |
| 011 | 111545 | 0060 | 8/24/04 | \$307,000 | 1770 | 450 | 9 | 1990 | 3 | 9601 | N | N | 6342 S 298TH PL |
| 011 | 111545 | 0010 | 7/26/05 | \$315,000 | 1900 | 0 | 9 | 1990 | 3 | 9604 | N | N | 6362 S 298TH PL |
| 011 | 111545 | 0170 | 6/9/06 | \$487,500 | 1900 | 1370 | 9 | 1992 | 3 | 8821 | N | N | 6331 S 298TH PL |
| 011 | 664925 | 0140 | 12/5/06 | \$420,000 | 2150 | 0 | 9 | 1988 | 3 | 7818 | N | N | 6113 S 296TH PL |
| 011 | 664925 | 0340 | 6/3/04 | \$318,950 | 2160 | 0 | 9 | 1988 | 3 | 8719 | N | N | 6043 S 298TH PL |
| 011 | 541900 | 0090 | 10/25/05 | \$400,000 | 2328 | 0 | 9 | 2005 | 3 | 4500 | N | N | 29520 54TH CT S |
| 011 | 541900 | 0120 | 11/3/05 | \$415,950 | 2328 | 0 | 9 | 2005 | 3 | 5774 | N | N | 29502 54TH CT S |
| 011 | 541900 | 0130 | 12/14/05 | \$435,000 | 2328 | 0 | 9 | 2005 | 3 | 4769 | N | N | 29503 54TH CT S |
| 011 | 541900 | 0140 | 1/3/06 | \$434,950 | 2328 | 0 | 9 | 2005 | 3 | 4541 | N | N | 29511 54TH CT S |
| 011 | 111545 | 0080 | 11/28/05 | \$379,000 | 2340 | 0 | 9 | 1991 | 3 | 8579 | N | N | 6308 S 298TH PL |
| 011 | 541900 | 0010 | 6/9/05 | \$384,950 | 2464 | 0 | 9 | 2004 | 3 | 5821 | N | N | 29568 54TH CT S |
| 011 | 541900 | 0040 | 7/7/05 | \$395,950 | 2464 | 0 | 9 | 2004 | 3 | 4841 | N | N | 29550 54TH CT S |
| 011 | 541900 | 0110 | 7/1/05 | \$398,950 | 2464 | 0 | 9 | 2005 | 3 | 4680 | N | N | 29508 54TH CT S |
| 011 | 541900 | 0070 | 5/10/05 | \$400,000 | 2464 | 0 | 9 | 2005 | 3 | 4500 | N | N | 29532 54TH CT S |
| 011 | 111545 | 0150 | 1/24/05 | \$365,000 | 2530 | 0 | 9 | 1990 | 3 | 11217 | N | N | 6323 S 298TH PL |
| 011 | 664925 | 0220 | 9/12/05 | \$379,000 | 2550 | 0 | 9 | 1988 | 3 | 8362 | N | N | 29908 61ST AVE S |
| 011 | 664877 | 0190 | 7/20/04 | \$329,000 | 2590 | 0 | 9 | 1991 | 3 | 8398 | N | N | 29504 55TH AVE S |
| 011 | 111545 | 0260 | 12/20/05 | \$385,000 | 2620 | 0 | 9 | 1990 | 3 | 9870 | N | N | 29919 64TH AVE S |
| 011 | 664877 | 0180 | 4/24/06 | \$490,000 | 2660 | 0 | 9 | 1989 | 3 | 9408 | N | N | 29512 55TH AVE S |
| 011 | 541900 | 0020 | 6/2/05 | \$401,950 | 2695 | 0 | 9 | 2004 | 3 | 6729 | N | N | 29562 54TH CT S |
| 011 | 541900 | 0060 | 8/30/05 | \$409,950 | 2695 | 0 | 9 | 2005 | 3 | 4500 | N | N | 29538 54TH CT S |
| 011 | 541900 | 0030 | 4/13/05 | \$404,950 | 2717 | 0 | 9 | 2004 | 3 | 5512 | N | N | 29556 54TH CT S |
| 011 | 541900 | 0080 | 3/7/05 | \$406,950 | 2717 | 0 | 9 | 2005 | 3 | 4500 | N | N | 29526 54TH CT S |
| 011 | 541900 | 0050 | 5/4/05 | \$411,000 | 2717 | 0 | 9 | 2005 | 3 | 4513 | N | N | 29544 54TH CT S |
| 011 | 541900 | 0100 | 6/8/05 | \$415,066 | 2717 | 0 | 9 | 2005 | 3 | 4550 | N | N | 29514 54TH CT S |
| 011 | 664925 | 0280 | 2/13/04 | \$314,900 | 2830 | 0 | 9 | 1990 | 3 | 8584 | N | N | 6014 300TH PL S |
| 011 | 111545 | 0330 | 3/16/06 | \$403,000 | 2848 | 0 | 9 | 1991 | 3 | 11814 | N | N | 6212 S 300TH ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012 | 152104 | 9125 | 10/25/05 | \$180,000 | 810 | 0 | 5 | 1953 | 4 | 10245 | N | N | 32009 44TH AVE S |
| 012 | 926280 | 0200 | 10/2/06 | \$500,000 | 930 | 0 | 5 | 1989 | 3 | 128066 | N | N | 32419 56TH AVE S |
| 012 | 551560 | 0100 | 5/27/04 | \$205,000 | 1190 | 0 | 5 | 1947 | 4 | 84273 | N | N | 3235 S 316TH ST |
| 012 | 926280 | 0324 | 5/21/04 | \$197,950 | 1390 | 0 | 5 | 1989 | 4 | 9800 | N | N | 32811 56TH AVE S |
| 012 | 926280 | 0222 | 1/18/06 | \$299,000 | 1460 | 0 | 5 | 1960 | 4 | 58370 | N | N | 5638 S 326TH LN |
| 012 | 926280 | 0249 | 3/23/05 | \$260,000 | 2520 | 0 | 5 | 1949 | 3 | 82328 | N | N | 32612 46TH PL S |
| 012 | 102104 | 9048 | 8/29/05 | \$166,500 | 850 | 0 | 6 | 1962 | 3 | 16988 | N | N | 3835 S 312TH ST |
| 012 | 926280 | 0352 | 1/16/04 | \$190,499 | 880 | 170 | 6 | 1963 | 4 | 14104 | N | N | 32849 56TH AVE S |
| 012 | 551560 | 0145 | 3/10/06 | \$212,000 | 1008 | 0 | 6 | 1943 | 4 | 13100 | N | N | 31233 MILITARY RD S |
| 012 | 551560 | 0145 | 8/23/06 | \$221,000 | 1008 | 0 | 6 | 1943 | 4 | 13100 | N | N | 31233 MILITARY RD S |
| 012 | 401440 | 0316 | 5/13/05 | \$228,000 | 1050 | 0 | 6 | 1965 | 4 | 10000 | N | N | 31724 49TH PL S |
| 012 | 926280 | 0351 | 3/24/05 | \$240,000 | 1080 | 1080 | 6 | 1963 | 4 | 10140 | N | N | 32835 56TH AVE S |
| 012 | 401440 | 0056 | 5/27/05 | \$195,000 | 1110 | 0 | 6 | 1952 | 3 | 12048 | N | N | 31044 42ND AVE S |
| 012 | 401380 | 0175 | 5/5/04 | \$169,000 | 1210 | 0 | 6 | 1947 | 4 | 20482 | N | N | 30820 38TH AVE S |
| 012 | 926280 | 0349 | 9/2/04 | \$195,500 | 1350 | 0 | 6 | 1957 | 4 | 16100 | N | N | 32929 56TH AVE S |
| 012 | 926280 | 0123 | 10/1/04 | \$243,000 | 1820 | 0 | 6 | 1946 | 4 | 17850 | N | N | 32205 56TH AVE S |
| 012 | 926280 | 0090 | 2/21/06 | \$345,000 | 1850 | 0 | 6 | 1943 | 4 | 43995 | N | N | 5535 S 320TH ST |
| 012 | 152104 | 9031 | 10/11/06 | \$285,000 | 2776 | 0 | 6 | 1977 | 4 | 30492 | N | N | 32122 46TH PL S |
| 012 | 152104 | 9031 | 7/23/04 | \$243,000 | 2776 | 0 | 6 | 1977 | 4 | 30492 | N | N | 32122 46TH PL S |
| 012 | 401440 | 0043 | 1/6/06 | \$268,000 | 840 | 820 | 7 | 1969 | 3 | 9653 | N | N | 4354 S 312TH ST |
| 012 | 401440 | 0043 | 11/29/06 | \$280,450 | 840 | 820 | 7 | 1969 | 3 | 9653 | N | N | 4354 S 312TH ST |
| 012 | 401250 | 0090 | 4/10/06 | \$199,000 | 880 | 0 | 7 | 1967 | 3 | 11890 | N | N | 3870 S 305TH PL |
| 012 | 030200 | 0215 | 1/7/04 | \$239,450 | 930 | 880 | 7 | 1964 | 4 | 28320 | N | N | 5123 S 312TH ST |
| 012 | 030200 | 0215 | 8/26/05 | \$319,500 | 930 | 880 | 7 | 1964 | 4 | 28320 | N | N | 5123 S 312TH ST |
| 012 | 401200 | 0170 | 9/27/05 | \$215,352 | 940 | 0 | 7 | 1968 | 4 | 9790 | N | N | 3804 S 306TH PL |
| 012 | 769600 | 0030 | 12/19/06 | \$279,950 | 980 | 800 | 7 | 1969 | 4 | 9592 | N | N | 31821 47TH AVE S |
| 012 | 401380 | 0213 | 9/30/04 | \$181,500 | 990 | 0 | 7 | 1962 | 4 | 8379 | N | N | 3830 S 312TH ST |
| 012 | 934650 | 0030 | 2/7/05 | \$189,950 | 1010 | 0 | 7 | 1966 | 3 | 8960 | N | N | 31504 44TH AVE S |
| 012 | 934650 | 0020 | 8/15/06 | \$257,700 | 1010 | 0 | 7 | 1967 | 3 | 9600 | N | N | 31510 44TH AVE S |
| 012 | 030200 | 0440 | 3/22/06 | \$226,000 | 1020 | 0 | 7 | 1962 | 3 | 14850 | N | N | 31428 54TH AVE S |
| 012 | 401380 | 0197 | 6/30/06 | \$288,320 | 1020 | 700 | 7 | 1961 | 3 | 11400 | N | N | 31012 38TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012 | 790540 | 0020 | 8/30/04 | \$175,000 | 1030 | 0 | 7 | 1968 | 3 | 9800 | N | N | 5113 S 329TH PL |
| 012 | 790540 | 0100 | 1/10/05 | \$205,000 | 1030 | 0 | 7 | 1968 | 4 | 10500 | N | N | 5154 S 329TH PL |
| 012 | 401440 | 0390 | 10/10/06 | \$348,000 | 1030 | 900 | 7 | 1962 | 5 | 16485 | N | N | 4961 S 318TH ST |
| 012 | 790540 | 0060 | 5/26/06 | \$320,000 | 1040 | 830 | 7 | 1968 | 3 | 9800 | N | N | 5145 S 329TH PL |
| 012 | 401380 | 0212 | 4/10/06 | \$228,000 | 1050 | 0 | 7 | 1965 | 3 | 8379 | N | N | 3838 S 312TH ST |
| 012 | 030200 | 0375 | 3/10/05 | \$219,500 | 1050 | 0 | 7 | 1953 | 4 | 18304 | N | N | 5235 S 314TH ST |
| 012 | 030200 | 0375 | 6/2/06 | \$230,000 | 1050 | 0 | 7 | 1953 | 4 | 18304 | N | N | 5235 S 314TH ST |
| 012 | 769600 | 0010 | 6/8/06 | \$246,000 | 1060 | 300 | 7 | 1962 | 3 | 9701 | N | N | 31803 47TH AVE S |
| 012 | 401440 | 0341 | 8/22/06 | \$295,000 | 1060 | 400 | 7 | 1961 | 3 | 24300 | N | N | 4603 S 318TH ST |
| 012 | 401440 | 0007 | 8/20/04 | \$184,490 | 1060 | 0 | 7 | 1961 | 4 | 10162 | N | N | 4233 S 308TH ST |
| 012 | 401440 | 0237 | 11/3/05 | \$223,500 | 1080 | 0 | 7 | 1967 | 3 | 10500 | N | N | 4417 S 314TH ST |
| 012 | 401440 | 0036 | 1/14/05 | \$189,500 | 1090 | 0 | 7 | 1987 | 3 | 9450 | N | N | 31019 44TH AVE S |
| 012 | 401440 | 0036 | 4/29/05 | \$234,900 | 1090 | 0 | 7 | 1987 | 3 | 9450 | N | N | 31019 44TH AVE S |
| 012 | 608460 | 0790 | 5/5/06 | \$314,000 | 1090 | 480 | 7 | 1987 | 3 | 7391 | N | N | 4816 S 309TH ST |
| 012 | 401380 | 0190 | 7/20/06 | \$325,000 | 1090 | 750 | 7 | 1961 | 5 | 10804 | N | N | 30862 38TH AVE S |
| 012 | 551560 | 0084 | 12/15/04 | \$184,000 | 1100 | 0 | 7 | 1967 | 3 | 16875 | N | N | 3425 S 316TH ST |
| 012 | 401380 | 0166 | 4/25/06 | \$245,000 | 1100 | 0 | 7 | 2005 | 3 | 12350 | N | N | 30728 38TH AVE S |
| 012 | 030200 | 0570 | 3/23/04 | \$231,500 | 1100 | 600 | 7 | 1961 | 4 | 22860 | N | N | 31230 55TH AVE S |
| 012 | 934650 | 0230 | 9/6/06 | \$254,950 | 1130 | 0 | 7 | 1967 | 3 | 9607 | N | N | 4422 S 314TH ST |
| 012 | 401200 | 0110 | 9/1/06 | \$275,000 | 1130 | 0 | 7 | 1968 | 4 | 10500 | N | N | 3854 S 306TH PL |
| 012 | 934650 | 0180 | 9/18/06 | \$273,000 | 1130 | 0 | 7 | 1967 | 4 | 9900 | N | N | 4451 S 314TH ST |
| 012 | 608500 | 0150 | 7/18/05 | \$222,000 | 1140 | 0 | 7 | 1967 | 3 | 10115 | N | N | 5604 S 324TH PL |
| 012 | 608500 | 0080 | 4/8/05 | \$180,000 | 1140 | 0 | 7 | 1967 | 4 | 13080 | N | N | 5656 S 324TH PL |
| 012 | 790540 | 0130 | 5/26/04 | \$195,315 | 1140 | 0 | 7 | 1968 | 4 | 9800 | N | N | 5136 S 329TH PL |
| 012 | 608500 | 0030 | 6/17/05 | \$217,950 | 1140 | 0 | 7 | 1967 | 4 | 9639 | N | N | 5625 S 324TH PL |
| 012 | 608460 | 0200 | 2/18/04 | \$222,000 | 1150 | 260 | 7 | 1985 | 3 | 7152 | N | N | 30701 48TH AVE S |
| 012 | 030200 | 0460 | 9/23/04 | \$195,500 | 1160 | 0 | 7 | 1960 | 3 | 19965 | N | N | 31409 55TH AVE S |
| 012 | 926280 | 0164 | 12/24/04 | \$190,000 | 1170 | 0 | 7 | 1969 | 4 | 11620 | N | N | 32324 51ST AVE S |
| 012 | 926280 | 0003 | 5/10/04 | \$195,000 | 1180 | 0 | 7 | 1967 | 4 | 16000 | N | N | 5111 S 316TH ST |
| 012 | 401440 | 0055 | 2/25/04 | \$220,000 | 1200 | 1200 | 7 | 1965 | 3 | 26108 | N | N | 4212 S 312TH ST |
| 012 | 401440 | 0055 | 5/15/06 | \$349,000 | 1200 | 1200 | 7 | 1965 | 3 | 26108 | N | N | 4212 S 312TH ST |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012 | 934650 | 0070 | 7/29/05 | \$225,000 | 1200 | 0 | 7 | 1967 | 4 | 10350 | N | N | 31514 45TH AVE S |
| 012 | 896196 | 0310 | 2/11/04 | \$257,000 | 1200 | 1040 | 7 | 2004 | 3 | 6539 | N | N | 1102 R ST NW |
| 012 | 896196 | 0270 | 3/16/04 | \$278,900 | 1200 | 990 | 7 | 2004 | 3 | 6585 | Y | N | 1008 R ST NW |
| 012 | 896196 | 0270 | 7/21/05 | \$349,000 | 1200 | 990 | 7 | 2004 | 3 | 6585 | Y | N | 1008 R ST NW |
| 012 | 030200 | 0260 | 4/20/06 | \$283,990 | 1220 | 470 | 7 | 1962 | 4 | 15570 | N | N | 5422 S 314TH ST |
| 012 | 401440 | 0205 | 7/21/05 | \$257,500 | 1250 | 950 | 7 | 1967 | 4 | 9750 | N | N | 31833 44TH AVE S |
| 012 | 926280 | 0183 | 12/1/05 | \$175,000 | 1260 | 0 | 7 | 1962 | 4 | 11550 | N | N | 32449 46TH PL S |
| 012 | 401380 | 0201 | 11/5/04 | \$203,000 | 1270 | 0 | 7 | 1957 | 4 | 17157 | N | N | 31034 38TH AVE S |
| 012 | 102104 | 9057 | 10/6/06 | \$323,000 | 1280 | 700 | 7 | 1943 | 4 | 18730 | N | N | 3855 S 312TH ST |
| 012 | 030200 | 0645 | 10/15/04 | \$265,000 | 1290 | 460 | 7 | 1963 | 3 | 45303 | N | N | 30810 55TH AVE S |
| 012 | 401440 | 0331 | 11/8/04 | \$221,000 | 1290 | 980 | 7 | 1969 | 3 | 12495 | N | N | 31830 44TH AVE S |
| 012 | 401440 | 0330 | 8/30/06 | \$309,000 | 1290 | 470 | 7 | 1969 | 3 | 10200 | N | N | 31834 44TH AVE S |
| 012 | 896196 | 0240 | 5/19/04 | \$277,000 | 1290 | 900 | 7 | 2004 | 3 | 7264 | Y | N | 906 R ST NW |
| 012 | 896196 | 0260 | 5/23/05 | \$349,950 | 1290 | 750 | 7 | 2002 | 3 | 6040 | Y | N | 1004 R ST NW |
| 012 | 401440 | 0365 | 3/23/05 | \$229,950 | 1300 | 400 | 7 | 1967 | 3 | 9630 | N | N | 4729 S 318TH ST |
| 012 | 401200 | 0130 | 8/8/05 | \$211,460 | 1330 | 0 | 7 | 1969 | 3 | 9792 | N | N | 3842 S 306TH PL |
| 012 | 608460 | 0770 | 8/30/06 | \$318,000 | 1350 | 1150 | 7 | 1985 | 3 | 7720 | N | N | 30847 49TH CT S |
| 012 | 608460 | 0800 | 7/1/04 | \$250,000 | 1360 | 440 | 7 | 1985 | 3 | 8874 | N | N | 30850 48TH CT S |
| 012 | 401440 | 0298 | 12/16/04 | \$215,000 | 1370 | 0 | 7 | 1966 | 3 | 9000 | N | N | 4730 S 318TH ST |
| 012 | 608460 | 0750 | 9/20/05 | \$295,000 | 1370 | 500 | 7 | 1986 | 3 | 8150 | N | N | 30839 49TH CT S |
| 012 | 790540 | 0160 | 6/15/06 | \$288,000 | 1370 | 0 | 7 | 1968 | 4 | 9800 | N | N | 5112 S 329TH PL |
| 012 | 769600 | 0120 | 5/4/04 | \$194,950 | 1380 | 480 | 7 | 1963 | 4 | 9592 | N | N | 31822 47TH AVE S |
| 012 | 401380 | 0194 | 3/23/04 | \$215,950 | 1400 | 1090 | 7 | 1961 | 3 | 10296 | N | N | 30861 42ND AVE S |
| 012 | 401440 | 0064 | 6/8/06 | \$277,500 | 1400 | 0 | 7 | 1968 | 4 | 13500 | N | N | 31006 42ND AVE S |
| 012 | 608460 | 0870 | 8/2/04 | \$247,000 | 1412 | 0 | 7 | 1987 | 3 | 9263 | N | N | 30845 48TH CT S |
| 012 | 926280 | 0044 | 3/10/05 | \$249,900 | 1420 | 780 | 7 | 1978 | 3 | 12305 | N | N | 5105 S 317TH ST |
| 012 | 608460 | 0510 | 1/19/05 | \$244,000 | 1430 | 0 | 7 | 1988 | 3 | 9531 | N | N | 4829 S 309TH ST |
| 012 | 608460 | 0710 | 3/18/05 | \$275,000 | 1430 | 430 | 7 | 1987 | 3 | 7420 | N | N | 30843 50TH AVE S |
| 012 | 608460 | 0570 | 5/26/04 | \$243,000 | 1432 | 0 | 7 | 1986 | 3 | 12004 | N | N | 30838 50TH AVE S |
| 012 | 608460 | 0580 | 8/17/04 | \$244,500 | 1432 | 0 | 7 | 1985 | 3 | 12004 | N | N | 30832 50TH AVE S |
| 012 | 608460 | 0150 | 11/4/04 | \$248,500 | 1432 | 0 | 7 | 1987 | 4 | 6652 | N | N | 30722 48TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 012 | 553000 | 0020 | 2/24/05 | \$220,570 | 1440 | 0 | 7 | 1967 | 3 | 9603 | N | N | 32827 51ST AVE S |
| 012 | 608460 | 0400 | 1/12/05 | \$244,500 | 1440 | 0 | 7 | 1985 | 3 | 9014 | N | N | 30849 47TH AVE S |
| 012 | 926280 | 0290 | 5/31/05 | \$268,000 | 1440 | 400 | 7 | 1978 | 4 | 10018 | N | N | 32711 57TH AVE S |
| 012 | 030200 | 0330 | 11/13/06 | \$330,000 | 1480 | 0 | 7 | 1967 | 3 | 18450 | N | N | 31447 52ND AVE S |
| 012 | 926280 | 0188 | 8/26/04 | \$170,000 | 1510 | 0 | 7 | 1963 | 3 | 11600 | N | N | 32448 46TH PL S |
| 012 | 769600 | 0090 | 5/25/06 | \$279,125 | 1520 | 0 | 7 | 1965 | 3 | 12296 | N | N | 31854 47TH AVE S |
| 012 | 608460 | 0280 | 4/20/04 | \$215,000 | 1549 | 0 | 7 | 1987 | 3 | 7203 | N | N | 4714 S 308TH ST |
| 012 | 608460 | 0640 | 11/4/05 | \$290,000 | 1550 | 0 | 7 | 1985 | 3 | 7071 | N | N | 4935 S 308TH ST |
| 012 | 608460 | 0050 | 7/12/06 | \$294,500 | 1550 | 0 | 7 | 1987 | 3 | 8505 | N | N | 4928 S 308TH ST |
| 012 | 030200 | 0160 | 7/14/05 | \$303,000 | 1566 | 420 | 7 | 1964 | 4 | 21150 | N | N | 5421 S 310TH ST |
| 012 | 896196 | 0300 | 5/14/04 | \$270,000 | 1570 | 0 | 7 | 2004 | 3 | 6539 | Y | N | 1026 R ST NW |
| 012 | 608460 | 1070 | 12/21/06 | \$325,000 | 1590 | 0 | 7 | 1988 | 3 | 9346 | N | N | 4831 S 308TH ST |
| 012 | 030200 | 0620 | 6/18/04 | \$225,000 | 1610 | 0 | 7 | 1964 | 4 | 22680 | N | N | 30852 55TH AVE S |
| 012 | 608460 | 0340 | 4/17/06 | \$310,000 | 1630 | 0 | 7 | 1986 | 3 | 7217 | N | N | 30813 47TH AVE S |
| 012 | 608460 | 0780 | 2/17/06 | \$315,000 | 1630 | 0 | 7 | 1988 | 3 | 7588 | N | N | 30851 49TH CT S |
| 012 | 401200 | 0060 | 2/16/05 | \$238,000 | 1646 | 990 | 7 | 1969 | 3 | 9600 | N | N | 3843 S 306TH PL |
| 012 | 608460 | 1020 | 5/6/04 | \$229,000 | 1650 | 0 | 7 | 1987 | 3 | 7748 | N | N | 4801 S 308TH ST |
| 012 | 030200 | 0420 | 9/20/04 | \$226,000 | 1650 | 0 | 7 | 1968 | 4 | 14850 | N | N | 31460 54TH AVE S |
| 012 | 030300 | 0500 | 9/12/06 | \$302,500 | 1670 | 0 | 7 | 1962 | 3 | 13280 | N | N | 5237 S 305TH ST |
| 012 | 030200 | 0350 | 7/25/05 | \$225,000 | 1695 | 0 | 7 | 1962 | 4 | 14850 | N | N | 31440 52ND AVE S |
| 012 | 401440 | 0266 | 4/26/06 | \$474,000 | 1700 | 1390 | 7 | 1977 | 3 | 50965 | N | N | 4426 S 318TH ST |
| 012 | 608460 | 0990 | 8/19/04 | \$242,500 | 1720 | 0 | 7 | 1986 | 3 | 8399 | N | N | 4711 S 308TH ST |
| 012 | 896196 | 0330 | 6/14/05 | \$298,000 | 1720 | 0 | 7 | 2003 | 3 | 6004 | N | N | 1116 R ST NW |
| 012 | 608460 | 0850 | 10/29/05 | \$283,000 | 1750 | 0 | 7 | 1987 | 3 | 9465 | N | N | 30837 48TH CT S |
| 012 | 896196 | 0040 | 1/23/04 | \$253,000 | 1780 | 0 | 7 | 2003 | 3 | 10273 | Y | N | 1118 PIKE ST NW |
| 012 | 608460 | 0740 | 6/21/04 | \$279,265 | 1794 | 1136 | 7 | 1987 | 3 | 8621 | N | N | 30840 49TH CT S |
| 012 | 248250 | 0040 | 8/13/04 | \$219,950 | 1798 | 0 | 7 | 1967 | 4 | 11232 | N | N | 30652 MILITARY RD S |
| 012 | 401440 | 0037 | 6/30/05 | \$245,000 | 1812 | 0 | 7 | 1965 | 4 | 12150 | N | N | 31021 44TH AVE S |
| 012 | 401440 | 0391 | 9/30/05 | \$252,000 | 1820 | 0 | 7 | 1960 | 3 | 14444 | N | N | 31855 51ST AVE S |
| 012 | 001100 | 0070 | 5/13/05 | \$250,700 | 1840 | 0 | 7 | 1977 | 3 | 15419 | Y | N | 502 AABY DR |
| 012 | 401280 | 0020 | 1/12/06 | \$310,000 | 1880 | 0 | 7 | 1968 | 4 | 18360 | N | N | 31624 44TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012 | 152104 | 9092 | 8/29/05 | \$249,900 | 1890 | 0 | 7 | 1994 | 3 | 8712 | N | N | 32866 46TH PL S |
| 012 | 608460 | 1080 | 9/9/05 | \$304,455 | 1894 | 0 | 7 | 1988 | 3 | 8624 | N | N | 4837 S 308TH ST |
| 012 | 934650 | 0100 | 8/23/05 | \$265,000 | 1930 | 0 | 7 | 1991 | 3 | 9600 | N | N | 31505 46TH AVE S |
| 012 | 608460 | 0590 | 3/27/06 | \$384,000 | 1995 | 0 | 7 | 1985 | 4 | 12004 | N | N | 30826 50TH AVE S |
| 012 | 926280 | 0035 | 11/17/05 | \$300,000 | 2000 | 0 | 7 | 1991 | 3 | 12220 | N | N | 31665 56TH AVE S |
| 012 | 608460 | 0560 | 5/7/04 | \$265,000 | 2050 | 0 | 7 | 1985 | 3 | 13849 | N | N | 30844 50TH AVE S |
| 012 | 608460 | 0830 | 10/7/05 | \$310,000 | 2060 | 0 | 7 | 1987 | 3 | 8110 | N | N | 30838 48TH CT S |
| 012 | 030200 | 0090 | 5/11/04 | \$243,500 | 2280 | 0 | 7 | 1991 | 3 | 14850 | N | N | 30817 55TH AVE S |
| 012 | 132950 | 0170 | 8/9/05 | \$358,000 | 2310 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5512 S 320TH ST |
| 012 | 132950 | 0030 | 4/19/06 | \$399,950 | 2310 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5335 S 319TH ST |
| 012 | 608460 | 1040 | 8/18/06 | \$375,000 | 2360 | 0 | 7 | 1986 | 3 | 7974 | N | N | 4813 S 308TH ST |
| 012 | 132950 | 0020 | 10/1/04 | \$314,000 | 2600 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5329 S 319TH ST |
| 012 | 132950 | 0140 | 6/28/05 | \$360,000 | 2600 | 0 | 7 | 2003 | 3 | 5288 | N | N | 5536 S 320TH ST |
| 012 | 926280 | 0120 | 1/11/06 | \$439,000 | 1120 | 790 | 8 | 1974 | 4 | 68731 | N | N | 5507 S 321ST ST |
| 012 | 800145 | 0020 | 4/27/04 | \$260,000 | 1260 | 820 | 8 | 2003 | 3 | 8862 | N | N | 4410 S 313TH ST |
| 012 | 800145 | 0020 | 3/22/05 | \$289,000 | 1260 | 820 | 8 | 2003 | 3 | 8862 | N | N | 4410 S 313TH ST |
| 012 | 800145 | 0070 | 3/1/04 | \$259,800 | 1300 | 1160 | 8 | 1990 | 3 | 8989 | N | N | 4534 S 313TH ST |
| 012 | 570860 | 0110 | 11/1/05 | \$329,000 | 1340 | 1000 | 8 | 1966 | 3 | 33915 | N | N | 3805 S 316TH ST |
| 012 | 800145 | 0080 | 8/16/04 | \$260,000 | 1340 | 0 | 8 | 1989 | 3 | 20580 | N | N | 4700 S 313TH ST |
| 012 | 926280 | 0046 | 5/14/04 | \$264,000 | 1350 | 730 | 8 | 2004 | 3 | 4510 | N | N | 31742 51ST CT S |
| 012 | 391400 | 0040 | 6/11/05 | \$369,000 | 1380 | 1360 | 8 | 1994 | 3 | 18294 | Y | N | 503 AABY DR |
| 012 | 401250 | 0120 | 8/18/04 | \$220,000 | 1400 | 0 | 8 | 1966 | 3 | 11948 | N | N | 3879 S 305TH PL |
| 012 | 240860 | 0110 | 4/5/06 | \$384,000 | 1420 | 440 | 8 | 1996 | 3 | 17728 | N | N | 3224 S 314TH PL |
| 012 | 240860 | 0070 | 2/27/06 | \$342,000 | 1424 | 448 | 8 | 1996 | 3 | 18632 | N | N | 3223 S 314TH PL |
| 012 | 030200 | 0430 | 9/7/06 | \$330,000 | 1460 | 0 | 8 | 1983 | 3 | 14850 | N | N | 31444 54TH AVE S |
| 012 | 030200 | 0165 | 9/30/04 | \$254,500 | 1470 | 860 | 8 | 1967 | 3 | 19260 | N | N | 31009 55TH AVE S |
| 012 | 390830 | 0040 | 4/1/05 | \$330,000 | 1550 | 1360 | 8 | 1978 | 3 | 12600 | Y | N | 524 AABY DR |
| 012 | 327570 | 0020 | 5/13/05 | \$353,000 | 1590 | 800 | 8 | 1977 | 4 | 18750 | Y | N | 207 HI CREST DR |
| 012 | 327570 | 0020 | 9/21/06 | \$405,000 | 1590 | 800 | 8 | 1977 | 4 | 18750 | Y | N | 207 HI CREST DR |
| 012 | 926280 | 0151 | 2/24/05 | \$437,000 | 1600 | 1540 | 8 | 1981 | 4 | 49222 | N | N | 32206 58TH PL S |
| 012 | 800145 | 0490 | 4/25/04 | \$247,000 | 1710 | 0 | 8 | 1990 | 3 | 11555 | N | N | 31306 44TH AVE S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 012 | 800145 | 0010 | 5/13/04 | \$235,000 | 1720 | 0 | 8 | 1991 | 3 | 8245 | N | N | 4402 S 313TH ST |
| 012 | 800140 | 0020 | 7/25/06 | \$335,000 | 1830 | 0 | 8 | 1988 | 3 | 11972 | N | N | 5014 S 310TH PL |
| 012 | 800140 | 0040 | 8/27/04 | \$245,000 | 1850 | 0 | 8 | 1989 | 3 | 10151 | N | N | 5002 S 310TH PL |
| 012 | 800145 | 0150 | 4/23/04 | \$245,000 | 1860 | 0 | 8 | 1989 | 3 | 15141 | N | N | 4805 S 313TH ST |
| 012 | 800145 | 0210 | 2/27/06 | \$333,000 | 1890 | 0 | 8 | 1990 | 4 | 13300 | N | N | 31412 47TH AVE S |
| 012 | 896195 | 0130 | 6/6/06 | \$350,000 | 1910 | 0 | 8 | 1997 | 3 | 8324 | N | N | 802 R ST NW |
| 012 | 896195 | 0310 | 12/23/05 | \$466,950 | 1950 | 1320 | 8 | 1997 | 3 | 8801 | N | N | 902 R ST NW |
| 012 | 800145 | 0400 | 11/6/06 | \$417,475 | 1960 | 530 | 8 | 1990 | 3 | 14717 | N | N | 31405 47TH AVE S |
| 012 | 669930 | 0490 | 11/28/05 | \$360,000 | 1978 | 0 | 8 | 2002 | 3 | 4849 | N | N | 5314 S 318TH PL |
| 012 | 669930 | 0160 | 1/23/06 | \$375,950 | 1990 | 0 | 8 | 2004 | 3 | 5982 | N | N | 32029 52ND AVE S |
| 012 | 800145 | 0350 | 12/3/04 | \$290,100 | 2000 | 0 | 8 | 1989 | 3 | 12372 | N | N | 4717 S 315TH PL |
| 012 | 800145 | 0200 | 8/8/06 | \$345,000 | 2020 | 0 | 8 | 1990 | 3 | 13300 | N | N | 31402 47TH AVE S |
| 012 | 926280 | 0053 | 3/23/04 | \$259,950 | 2030 | 0 | 8 | 2004 | 3 | 6124 | N | N | 31753 51ST CT S |
| 012 | 926280 | 0049 | 2/25/04 | \$259,950 | 2030 | 0 | 8 | 2004 | 3 | 5163 | N | N | 31750 51ST CT S |
| 012 | 800140 | 0260 | 7/20/06 | \$419,950 | 2060 | 0 | 8 | 1989 | 3 | 10194 | N | N | 4949 S 313TH PL |
| 012 | 926280 | 0054 | 4/30/04 | \$264,950 | 2080 | 0 | 8 | 2004 | 3 | 4861 | N | N | 31759 51ST CT S |
| 012 | 926280 | 0062 | 4/20/04 | \$266,950 | 2080 | 0 | 8 | 2004 | 3 | 5607 | N | N | 31758 51ST CT S |
| 012 | 800140 | 0150 | 6/3/04 | \$275,000 | 2090 | 0 | 8 | 1988 | 3 | 13850 | N | N | 4821 S 311TH CT |
| 012 | 800140 | 0140 | 5/11/04 | \$252,000 | 2120 | 0 | 8 | 1988 | 3 | 8826 | N | N | 4815 S 311TH CT |
| 012 | 800140 | 0180 | 3/12/04 | \$259,900 | 2140 | 0 | 8 | 1988 | 3 | 8982 | N | N | 31335 49TH AVE S |
| 012 | 896195 | 0420 | 5/24/05 | \$349,555 | 2140 | 0 | 8 | 1998 | 3 | 7519 | N | N | 917 PIKE ST NW |
| 012 | 800140 | 0180 | 5/2/06 | \$399,950 | 2140 | 0 | 8 | 1988 | 3 | 8982 | N | N | 31335 49TH AVE S |
| 012 | 391400 | 0045 | 12/14/06 | \$385,000 | 2180 | 530 | 8 | 1991 | 3 | 29951 | N | N | 1611 KNICKERBOCKER DR |
| 012 | 896195 | 0480 | 10/12/06 | \$469,000 | 2220 | 780 | 8 | 1998 | 3 | 7613 | N | N | 1512 10TH CT NW |
| 012 | 896195 | 0350 | 1/2/05 | \$335,000 | 2240 | 0 | 8 | 1996 | 3 | 7223 | N | N | 1517 8TH ST NW |
| 012 | 896195 | 0350 | 3/9/06 | \$388,000 | 2240 | 0 | 8 | 1996 | 3 | 7223 | N | N | 1517 8TH ST NW |
| 012 | 800145 | 0390 | 3/17/04 | \$309,300 | 2250 | 540 | 8 | 1990 | 3 | 15969 | N | N | 31417 47TH AVE S |
| 012 | 896195 | 0410 | 2/16/05 | \$330,000 | 2250 | 0 | 8 | 1998 | 3 | 7904 | N | N | 913 PIKE ST NW |
| 012 | 896195 | 0410 | 7/18/06 | \$395,000 | 2250 | 0 | 8 | 1998 | 3 | 7904 | N | N | 913 PIKE ST NW |
| 012 | 800145 | 0390 | 12/6/06 | \$440,000 | 2250 | 540 | 8 | 1990 | 3 | 15969 | N | N | 31417 47TH AVE S |
| 012 | 896195 | 0530 | 11/16/04 | \$337,950 | 2284 | 0 | 8 | 1997 | 3 | 8829 | N | N | 1509 10TH CT NW |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 012 | 896196 | 0030 | 2/23/04 | \$325,000 | 2290 | 1070 | 8 | 2004 | 3 | 6333 | Y | N | 1112 PIKE ST NW |
| 012 | 896195 | 0120 | 4/15/05 | \$360,500 | 2310 | 0 | 8 | 1997 | 3 | 8747 | N | N | 1514 8TH ST NW |
| 012 | 896195 | 0290 | 6/20/06 | \$511,900 | 2380 | 0 | 8 | 1998 | 3 | 15794 | Y | N | 1607 9TH CT NW |
| 012 | 896196 | 0340 | 4/21/04 | \$279,900 | 2400 | 0 | 8 | 2004 | 3 | 6782 | N | N | 1120 R ST NW |
| 012 | 926280 | 0155 | 5/27/04 | \$490,000 | 2430 | 0 | 8 | 1984 | 4 | 94089 | N | N | 32300 58TH AVE S |
| 012 | 669930 | 0450 | 9/14/05 | \$379,000 | 2450 | 0 | 8 | 2002 | 3 | 5477 | N | N | 5315 S 318TH PL |
| 012 | 669930 | 0130 | 7/17/06 | \$428,000 | 2450 | 0 | 8 | 2003 | 3 | 5834 | N | N | 32011 52ND AVE S |
| 012 | 896195 | 0470 | 11/17/04 | \$324,950 | 2460 | 0 | 8 | 1997 | 3 | 8367 | N | N | 1508 10TH CT NW |
| 012 | 800140 | 0360 | 4/25/06 | \$424,995 | 2540 | 0 | 8 | 1988 | 4 | 9550 | N | N | 4909 S 310TH PL |
| 012 | 896195 | 0520 | 11/3/04 | \$353,000 | 2570 | 0 | 8 | 1997 | 3 | 7854 | N | N | 1513 10TH CT NW |
| 012 | 800145 | 0230 | 6/28/04 | \$330,000 | 2590 | 0 | 8 | 1990 | 3 | 20470 | N | N | 4718 S 315TH PL |
| 012 | 896196 | 0320 | 9/20/04 | \$349,950 | 2600 | 0 | 8 | 2002 | 3 | 6001 | N | N | 1110 R ST NW |
| 012 | 896195 | 0040 | 5/26/06 | \$463,000 | 2630 | 0 | 8 | 2001 | 3 | 13664 | N | N | 910 PIKE ST NW |
| 012 | 896196 | 0210 | 7/19/05 | \$385,000 | 2640 | 0 | 8 | 2002 | 3 | 10086 | Y | N | 1003 R ST NW |
| 012 | 896195 | 0450 | 12/3/04 | \$350,000 | 2670 | 0 | 8 | 1997 | 3 | 8622 | N | N | 1502 10TH CT NW |
| 012 | 896195 | 0450 | 12/28/05 | \$385,000 | 2670 | 0 | 8 | 1997 | 3 | 8622 | N | N | 1502 10TH CT NW |
| 012 | 669930 | 0530 | 4/21/04 | \$322,950 | 2670 | 0 | 8 | 2002 | 3 | 5225 | N | N | 5218 S 318TH PL |
| 012 | 669930 | 0530 | 12/14/06 | \$425,000 | 2670 | 0 | 8 | 2002 | 3 | 5225 | N | N | 5218 S 318TH PL |
| 012 | 896195 | 0200 | 2/3/06 | \$497,000 | 2680 | 770 | 8 | 2000 | 3 | 9170 | N | N | 1602 9TH CT NW |
| 012 | 896195 | 0080 | 2/27/06 | \$399,500 | 2710 | 0 | 8 | 1997 | 3 | 9223 | N | N | 902 PIKE ST NW |
| 012 | 896195 | 0500 | 4/26/04 | \$355,000 | 2750 | 0 | 8 | 1997 | 3 | 8983 | N | N | 1520 10TH CT NW |
| 012 | 896196 | 0360 | 5/15/06 | \$450,000 | 2770 | 0 | 8 | 2001 | 3 | 5983 | N | N | 1109 PIKE ST NW |
| 012 | 926280 | 0097 | 6/22/04 | \$432,000 | 2800 | 0 | 8 | 1989 | 4 | 22060 | N | N | 32051 58TH AVE S |
| 012 | 926280 | 0097 | 5/18/06 | \$585,000 | 2800 | 0 | 8 | 1989 | 4 | 22060 | N | N | 32051 58TH AVE S |
| 012 | 152104 | 9093 | 7/16/04 | \$435,000 | 2810 | 0 | 8 | 1966 | 4 | 93654 | N | N | 32259 46TH PL S |
| 012 | 669930 | 0370 | 9/28/05 | \$404,000 | 2840 | 0 | 8 | 2003 | 3 | 6010 | N | N | 31919 53RD PL S |
| 012 | 030200 | 0290 | 10/27/04 | \$299,950 | 2870 | 0 | 8 | 1968 | 3 | 33500 | N | N | 5212 S 314TH ST |
| 012 | 391400 | 0086 | 8/15/06 | \$545,000 | 2896 | 0 | 8 | 2006 | 3 | 63598 | N | N | 1628 KNICKERBOCKER DR |
| 012 | 926280 | 0047 | 2/9/04 | \$299,950 | 2900 | 0 | 8 | 2004 | 3 | 5154 | N | N | 31746 51ST CT S |
| 012 | 926280 | 0042 | 3/11/04 | \$297,500 | 2960 | 0 | 8 | 2004 | 3 | 6143 | N | N | 31754 51ST CT S |
| 012 | 102104 | 9041 | 9/28/05 | \$470,450 | 2978 | 0 | 8 | 1993 | 3 | 62290 | N | N | 31800 MILITARY RD S |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 012 | 896195 | 0030 | 8/15/05 | \$429,000 | 3060 | 0 | 8 | 2000 | 3 | 12292 | N | N | 912 PIKE ST NW |
| 012 | 926280 | 0023 | 7/5/05 | \$540,000 | 3245 | 0 | 8 | 2005 | 3 | 10680 | N | N | 5860 S 318TH ST |
| 012 | 926280 | 0022 | 7/5/05 | \$550,000 | 3245 | 0 | 8 | 2005 | 3 | 10680 | N | N | 5880 S 318TH ST |
| 012 | 669930 | 0410 | 1/28/05 | \$335,000 | 3290 | 0 | 8 | 2003 | 3 | 5659 | N | N | 5305 S 319TH ST |
| 012 | 669930 | 0320 | 5/1/05 | \$397,000 | 3290 | 0 | 8 | 2003 | 3 | 6180 | N | N | 5227 S 318TH PL |
| 012 | 669930 | 0120 | 5/22/06 | \$460,000 | 3290 | 0 | 8 | 2003 | 3 | 6594 | N | N | 32007 52ND AVE S |
| 012 | 669930 | 0440 | 12/12/05 | \$475,000 | 3290 | 0 | 8 | 2002 | 3 | 9954 | N | N | 5321 S 318TH PL |
| 012 | 896195 | 0060 | 4/29/04 | \$360,500 | 3320 | 0 | 8 | 2001 | 3 | 13288 | N | N | 906 PIKE ST NW |
| 012 | 926403 | 0020 | 6/27/06 | \$588,000 | 1820 | 1340 | 9 | 2002 | 3 | 8635 | Y | N | 1113 V ST NW |
| 012 | 926403 | 0800 | 10/5/06 | \$679,000 | 1830 | 1260 | 9 | 2001 | 3 | 8887 | Y | N | 1320 V ST NW |
| 012 | 001100 | 0050 | 4/27/05 | \$423,000 | 2010 | 1010 | 9 | 1959 | 3 | 27000 | Y | N | 543 AABY DR |
| 012 | 926280 | 0150 | 11/9/05 | \$667,000 | 2150 | 930 | 9 | 1981 | 3 | 96703 | N | N | 32208 58TH AVE S |
| 012 | 926401 | 0110 | 5/5/04 | \$340,000 | 2460 | 0 | 9 | 1991 | 3 | 10000 | N | N | 1002 W ST NW |
| 012 | 926403 | 0610 | 9/13/04 | \$372,000 | 2460 | 0 | 9 | 1999 | 3 | 8329 | N | N | 1012 U ST NW |
| 012 | 926403 | 0880 | 3/1/06 | \$535,000 | 2520 | 0 | 9 | 1999 | 3 | 8259 | Y | N | 1204 V ST NW |
| 012 | 926403 | 0650 | 3/17/05 | \$409,950 | 2590 | 0 | 9 | 2001 | 3 | 6091 | Y | N | 1004 U ST NW |
| 012 | 926403 | 0060 | 4/20/04 | \$359,000 | 2650 | 0 | 9 | 2001 | 3 | 12171 | N | N | 1209 V ST NW |
| 012 | 926403 | 0150 | 5/9/05 | \$448,000 | 2660 | 0 | 9 | 2001 | 3 | 9362 | N | N | 1319 V ST NW |
| 012 | 926403 | 0150 | 5/10/06 | \$466,000 | 2660 | 0 | 9 | 2001 | 3 | 9362 | N | N | 1319 V ST NW |
| 012 | 001100 | 0055 | 7/29/05 | \$399,000 | 2670 | 810 | 9 | 1968 | 3 | 17850 | Y | N | 512 AABY DR |
| 012 | 926403 | 0600 | 3/24/05 | \$411,000 | 2680 | 0 | 9 | 1999 | 3 | 8702 | Y | N | 1014 U ST NW |
| 012 | 926403 | 0620 | 11/30/05 | \$421,000 | 2770 | 0 | 9 | 2000 | 3 | 7367 | N | N | 1010 U ST NW |
| 012 | 926403 | 0570 | 3/8/06 | \$529,975 | 2770 | 0 | 9 | 2000 | 3 | 12298 | Y | N | 1020 U ST NW |
| 012 | 926403 | 0390 | 9/12/05 | \$600,000 | 2770 | 0 | 9 | 2000 | 3 | 15254 | Y | N | 1222 U ST NW |
| 012 | 926400 | 0050 | 6/24/04 | \$575,000 | 2800 | 0 | 9 | 1988 | 3 | 16400 | Y | N | 1226 W ST NW |
| 012 | 401440 | 0095 | 9/30/04 | \$489,950 | 2800 | 0 | 9 | 1999 | 3 | 23976 | N | N | 4425 S 308TH ST |
| 012 | 926403 | 0300 | 5/27/04 | \$482,000 | 2870 | 0 | 9 | 1999 | 3 | 17359 | Y | N | 1412 U CT NW |
| 012 | 926403 | 0690 | 3/19/04 | \$530,000 | 2960 | 1250 | 9 | 2001 | 3 | 7863 | Y | N | 1005 U ST NW |
| 012 | 926403 | 0690 | 7/21/05 | \$650,000 | 2960 | 1250 | 9 | 2001 | 3 | 7863 | Y | N | 1005 U ST NW |
| 012 | 926403 | 0690 | 10/6/06 | \$780,000 | 2960 | 1250 | 9 | 2001 | 3 | 7863 | Y | N | 1005 U ST NW |
| 012 | 926403 | 0730 | 12/1/06 | \$729,950 | 2960 | 0 | 9 | 2003 | 3 | 7647 | N | N | 1015 U ST NW |

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 012 | 926403 | 0530 | 4/20/06 | \$599,990 | 2990 | 0 | 9 | 2000 | 3 | 18843 | Y | N | 1028 U ST NW |
| 012 | 926403 | 0740 | 7/22/04 | \$460,000 | 2990 | 0 | 9 | 2002 | 3 | 6220 | N | N | 1025 U ST NW |
| 012 | 926403 | 0820 | 7/21/04 | \$499,000 | 3000 | 0 | 9 | 2001 | 3 | 7172 | Y | N | 1308 V ST NW |
| 012 | 926403 | 0780 | 7/1/05 | \$481,500 | 3040 | 0 | 9 | 2000 | 3 | 7701 | N | N | 1107 U ST NW |
| 012 | 896196 | 0100 | 4/22/05 | \$377,000 | 3110 | 0 | 9 | 2000 | 3 | 7623 | N | N | 1123 R ST NW |
| 012 | 896195 | 0300 | 4/7/05 | \$424,950 | 3150 | 0 | 9 | 1998 | 3 | 12252 | Y | N | 901 R ST NW |
| 012 | 896195 | 0010 | 8/23/06 | \$479,400 | 3150 | 0 | 9 | 1999 | 3 | 12413 | N | N | 916 PIKE ST NW |
| 012 | 926403 | 0480 | 9/15/05 | \$540,000 | 3160 | 0 | 9 | 2000 | 3 | 18001 | Y | N | 1112 U ST NW |
| 012 | 926403 | 0660 | 3/9/06 | \$650,000 | 3160 | 0 | 9 | 2001 | 3 | 6299 | Y | N | 1002 U ST NW |
| 012 | 926403 | 0330 | 6/9/05 | \$624,700 | 3160 | 0 | 9 | 2001 | 3 | 16415 | Y | N | 1328 U ST NW |
| 012 | 926403 | 0330 | 5/25/06 | \$705,000 | 3160 | 0 | 9 | 2001 | 3 | 16415 | Y | N | 1328 U ST NW |
| 012 | 926403 | 0660 | 3/1/04 | \$399,950 | 3160 | 0 | 9 | 2001 | 3 | 6299 | Y | N | 1002 U ST NW |
| 012 | 208570 | 0070 | 5/20/04 | \$412,000 | 3240 | 0 | 9 | 2001 | 3 | 9240 | N | N | 2309 12TH CT NW |
| 012 | 926403 | 0700 | 8/17/06 | \$760,000 | 3240 | 0 | 9 | 2002 | 3 | 6418 | Y | N | 1007 U ST NW |
| 012 | 926403 | 0140 | 10/17/05 | \$550,000 | 3368 | 1000 | 9 | 2005 | 3 | 11472 | N | N | 1315 V ST NW |
| 012 | 926403 | 0490 | 3/28/06 | \$537,500 | 3600 | 0 | 9 | 2000 | 3 | 17092 | Y | N | 1106 U ST NW |
| 012 | 208570 | 0120 | 6/15/06 | \$500,000 | 2480 | 0 | 10 | 2001 | 3 | 10117 | N | N | 2226 12TH CT NW |
| 012 | 401440 | 0292 | 11/9/05 | \$449,950 | 2714 | 0 | 10 | 2005 | 3 | 17936 | N | N | 31705 47TH CT S |
| 012 | 926400 | 0010 | 2/23/04 | \$475,000 | 2740 | 0 | 10 | 1988 | 3 | 23505 | Y | N | 1202 W ST NW |
| 012 | 926401 | 0150 | 1/30/06 | \$599,450 | 2760 | 0 | 10 | 1991 | 3 | 11250 | Y | N | 1020 W ST NW |
| 012 | 926401 | 0070 | 9/26/05 | \$600,000 | 2840 | 0 | 10 | 1992 | 3 | 29004 | Y | N | 922 W ST NW |
| 012 | 401440 | 0295 | 9/26/05 | \$462,300 | 3054 | 0 | 10 | 2005 | 3 | 18733 | N | N | 31722 47TH CT S |
| 012 | 401440 | 0296 | 10/25/05 | \$493,637 | 3054 | 0 | 10 | 2005 | 3 | 20526 | N | N | 31706 47TH CT S |
| 012 | 926400 | 0060 | 4/20/04 | \$515,000 | 3070 | 0 | 10 | 1989 | 3 | 16400 | Y | N | 1302 W ST NW |
| 012 | 926401 | 0170 | 6/4/04 | \$539,900 | 3280 | 0 | 10 | 1991 | 3 | 18318 | Y | N | 1108 W ST NW |
| 012 | 926400 | 0070 | 7/5/05 | \$640,000 | 3350 | 0 | 10 | 1989 | 3 | 16400 | Y | N | 1306 W ST NW |
| 012 | 926403 | 0230 | 5/30/06 | \$838,000 | 3430 | 1470 | 10 | 2003 | 3 | 18100 | N | N | 1435 U CT NW |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 009 | 032104 | 9133 | 11/14/05 | \$156,000 | STATEMENT TO DOR; |
| 009 | 131030 | 0050 | 6/23/04 | \$164,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 009 | 131030 | 0100 | 6/14/05 | \$236,500 | Lack of Representation-<800SF |
| 009 | 131100 | 0640 | 10/19/05 | \$280,000 | CORRECTION DEED; |
| 009 | 131100 | 0690 | 2/10/05 | \$195,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 009 | 131100 | 0760 | 7/22/04 | \$216,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131100 | 0800 | 4/9/04 | \$160,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 131110 | 0120 | 5/26/06 | \$244,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 131110 | 0240 | 10/18/05 | \$83,913 | DOR RATIO;QUIT CLAIM DEED |
| 009 | 131110 | 0420 | 12/20/04 | \$66,202 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131110 | 0530 | 7/11/05 | \$308,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 131110 | 0590 | 2/21/06 | \$117,279 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 009 | 131110 | 0590 | 3/21/06 | \$118,000 | QUIT CLAIM DEED; |
| 009 | 131110 | 0610 | 12/16/05 | \$62,259 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131110 | 0710 | 8/17/04 | \$88,995 | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR |
| 009 | 131111 | 0040 | 7/26/05 | \$318,450 | NON-REPRESENTATIVE SALE |
| 009 | 131120 | 0120 | 3/1/06 | \$255,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 131120 | 0420 | 3/17/06 | \$93,195 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131120 | 0590 | 3/9/06 | \$63,335 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131120 | 0620 | 4/9/04 | \$178,500 | Lack of Representation-FairCond |
| 009 | 131140 | 0150 | 3/5/04 | \$74,774 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131140 | 0210 | 6/20/05 | \$360,000 | NON-REPRESENTATIVE SALE |
| 009 | 131140 | 0260 | 12/27/04 | \$223,300 | RELOCATION - SALE BY SERVICE; |
| 009 | 131140 | 0260 | 12/27/04 | \$223,300 | RELOCATION - SALE TO SERVICE |
| 009 | 131140 | 0300 | 2/4/04 | \$218,031 | EXEMPT FROM EXCISE TAX |
| 009 | 131150 | 0180 | 10/11/04 | \$177,500 | NON-REPRESENTATIVE SALE |
| 009 | 131160 | 0120 | 1/14/04 | \$206,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 131160 | 0270 | 4/28/06 | \$160,000 | Diagnostic Outlier-SAS |
| 009 | 131160 | 0370 | 11/5/04 | \$203,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 131160 | 0490 | 3/23/05 | \$95,830 | DOR RATIO;QUIT CLAIM DEED |
| 009 | 131160 | 0520 | 3/6/06 | \$57,048 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131180 | 0070 | 3/13/06 | \$274,000 | RELOCATION - SALE BY SERVICE |
| 009 | 131180 | 0070 | 3/13/06 | \$274,000 | RELOCATION - SALE TO SERVICE |
| 009 | 131181 | 0110 | 10/12/04 | \$193,000 | CORPORATE AFFILIATES |
| 009 | 131181 | 0110 | 12/9/04 | \$238,960 | NO MARKET EXPOSURE |
| 009 | 131191 | 0020 | 4/8/04 | \$219,900 | BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 009 | 131191 | 0020 | 3/20/06 | \$112,311 | DOR RATIO;QUIT CLAIM DEED; |
| 009 | 131191 | 0100 | 10/31/06 | \$303,000 | OBSOL |
| 009 | 131191 | 0160 | 1/6/04 | \$170,000 | FORCED SALE |
| 009 | 131210 | 0130 | 10/6/05 | \$220,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 131290 | 0010 | 1/22/04 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 131290 | 0040 | 7/20/04 | \$219,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 131292 | 0090 | 11/1/04 | \$206,000 | FORCED SALE |
| 009 | 204800 | 0380 | 6/8/06 | \$281,000 | RELOCATION - SALE BY SERVICE |
| 009 | 204800 | 0380 | 6/6/06 | \$281,000 | RELOCATION - SALE TO SERVICE |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 009 | 246050 | 0150 | 3/7/06 | \$102,407 | DOR RATIO |
| 009 | 261670 | 0050 | 3/15/04 | \$197,783 | QUIT CLAIM DEED |
| 009 | 274400 | 0040 | 2/2/04 | \$228,500 | RELOCATION - SALE TO SERVICE |
| 009 | 293500 | 0240 | 4/4/06 | \$240,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 387650 | 0050 | 6/24/04 | \$182,350 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 387650 | 0150 | 1/7/04 | \$192,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 387650 | 0280 | 10/28/05 | \$237,500 | NON-REPRESENTATIVE SALE |
| 009 | 387670 | 0010 | 9/29/04 | \$254,000 | NON-REPRESENTATIVE SALE |
| 009 | 541320 | 0080 | 7/20/05 | \$298,000 | NON-REPRESENTATIVE SALE |
| 009 | 545070 | 0090 | 2/22/05 | \$245,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 545070 | 0090 | 11/16/05 | \$300,000 | NON-REPRESENTATIVE SALE |
| 009 | 555680 | 0070 | 1/20/04 | \$175,000 | NO MARKET EXPOSURE; |
| 009 | 555680 | 0090 | 2/19/04 | \$184,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 555680 | 0160 | 9/30/04 | \$184,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 009 | 555680 | 0160 | 8/30/05 | \$250,000 | NO MARKET EXPOSURE |
| 009 | 555690 | 0080 | 12/16/04 | \$189,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 555690 | 0240 | 6/21/05 | \$145,533 | NON-REPRESENTATIVE SALE |
| 009 | 753120 | 0090 | 12/20/04 | \$168,000 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 009 | 769650 | 0110 | 2/27/04 | \$154,524 | QUIT CLAIM DEED |
| 009 | 769660 | 0040 | 8/18/04 | \$205,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 769661 | 0110 | 6/15/05 | \$185,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 009 | 769661 | 0290 | 6/19/06 | \$202,000 | NO MARKET EXPOSURE |
| 009 | 769661 | 0320 | 1/5/04 | \$174,000 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; |
| 009 | 769661 | 0360 | 6/6/06 | \$265,000 | UNFIN AREA |
| 009 | 769662 | 0010 | 4/22/04 | \$73,498 | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 009 | 769662 | 0060 | 9/27/04 | \$217,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 769662 | 0080 | 4/13/04 | \$177,000 | CORPORATE AFFILIATES |
| 009 | 769662 | 0080 | 6/9/04 | \$217,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 769662 | 0300 | 10/26/04 | \$174,801 | EXEMPT FROM EXCISE TAX |
| 009 | 769663 | 0310 | 5/2/06 | \$86,889 | DOR RATIO |
| 009 | 789550 | 0250 | 9/16/04 | \$185,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 009 | 789550 | 0320 | 7/25/05 | \$208,500 | ASSUMPTION OF MORTGAGE |
| 009 | 789550 | 0520 | 4/4/06 | \$250,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 800110 | 0250 | 6/8/04 | \$190,000 | NON-REPRESENTATIVE SALE |
| 009 | 800122 | 0100 | 2/20/06 | \$285,613 | PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 009 | 815961 | 0150 | 10/10/05 | \$265,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 815962 | 0090 | 5/3/04 | \$186,000 | NON-REPRESENTATIVE SALE |
| 009 | 815962 | 0300 | 9/13/05 | \$232,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 815963 | 0270 | 7/18/05 | \$230,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 873235 | 0140 | 5/10/04 | \$155,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 009 | 894725 | 0090 | 12/20/06 | \$360,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 009 | 949180 | 0320 | 8/21/06 | \$211,237 | QUIT CLAIM DEED; |
| 010 | 000420 | 0004 | 6/7/06 | \$2,150,000 | IMP COUNT |
| 010 | 000680 | 0028 | 12/15/05 | \$284,999 | Lack of Representation-YearBuilt/Renovated<1910 |
| 010 | 000680 | 0028 | 6/2/04 | \$200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 019700 | 0005 | 9/19/06 | \$25,588 | DOR RATIO;IMP COUNT; |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 010 | 019700 | 0005 | 9/29/06 | \$25,588 | DOR RATIO;IMP COUNT; |
| 010 | 019700 | 0027 | 7/3/06 | \$278,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 019700 | 0040 | 9/26/06 | \$49,375 | DOR RATIO; |
| 010 | 019700 | 0040 | 9/19/06 | \$49,375 | DOR RATIO; |
| 010 | 020000 | 0125 | 11/30/06 | \$265,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 022104 | 9009 | 12/28/06 | \$372,000 | Lack of Representation-YearBuilt/Renovated<1910 |
| 010 | 022104 | 9009 | 4/19/04 | \$30,000 | DOR RATIO;QUIT CLAIM DEED; |
| 010 | 022104 | 9009 | 4/19/04 | \$30,000 | DOR RATIO;QUIT CLAIM DEED; |
| 010 | 022104 | 9009 | 4/19/04 | \$30,000 | DOR RATIO;QUIT CLAIM DEED; |
| 010 | 022104 | 9020 | 4/7/04 | \$221,500 | Lack of Representation-LotSize |
| 010 | 022104 | 9038 | 5/31/06 | \$1,250,000 | BUILDER OR DEVELOPER SALES |
| 010 | 022104 | 9154 | 5/18/05 | \$446,000 | RELOCATION - SALE BY SERVICE |
| 010 | 022104 | 9154 | 5/18/05 | \$446,000 | RELOCATION - SALE TO SERVICE |
| 010 | 158060 | 0024 | 9/13/04 | \$200,000 | OBSOL |
| 010 | 232204 | 9028 | 8/7/06 | \$245,000 | PREVIMP<=25K;GOVERNMENT AGENCY |
| 010 | 252204 | 9016 | 9/28/04 | \$161,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 010 | 262204 | 9066 | 10/17/06 | \$505,000 | Lack of Representation-Wtft |
| 010 | 401680 | 0030 | 6/4/04 | \$339,000 | IMP COUNT;STATEMENT TO DOR |
| 010 | 401680 | 0115 | 7/21/04 | \$285,000 | Lack of Representation-Wtft |
| 010 | 401680 | 0260 | 4/19/04 | \$70,000 | DOR RATIO;QUIT CLAIM DEED; |
| 010 | 401680 | 0390 | 11/14/06 | \$339,500 | OBSOL |
| 010 | 733822 | 0140 | 9/8/06 | \$374,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 0550 | 11/15/06 | \$379,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 0620 | 9/11/06 | \$379,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 0650 | 10/26/06 | \$384,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1030 | 10/19/06 | \$429,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1060 | 12/7/06 | \$382,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1090 | 9/13/06 | \$405,729 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1110 | 11/7/06 | \$380,574 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 733822 | 1120 | 9/21/06 | \$378,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 010 | 889290 | 0210 | 8/25/04 | \$50,540 | DOR RATIO;QUIT CLAIM DEED |
| 010 | 936060 | 0095 | 7/18/05 | \$125,000 | PREVIMP<=25K;NON-REPRESENTATIVE SALE |
| 010 | 936060 | 0115 | 9/27/05 | \$175,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 022104 | 9032 | 4/14/05 | \$199,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 022104 | 9059 | 5/11/06 | \$218,000 | Lack of Representation-YearBuilt/Renovated<1920 |
| 011 | 022104 | 9101 | 4/29/04 | \$135,000 | Lack of Representation-<800SF |
| 011 | 022104 | 9191 | 2/23/05 | \$233,748 | EXEMPT FROM EXCISE TAX |
| 011 | 022104 | 9193 | 3/3/04 | \$214,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 022104 | 9205 | 10/5/04 | \$241,001 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 030300 | 0075 | 7/27/04 | \$75,000 | DOR RATIO |
| 011 | 030300 | 0206 | 6/21/05 | \$246,990 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 011 | 030300 | 0367 | 7/25/06 | \$249,000 | RELOCATION - SALE BY SERVICE |
| 011 | 030300 | 0367 | 7/25/06 | \$249,000 | RELOCATION - SALE BY SERVICE |
| 011 | 111545 | 0110 | 4/20/04 | \$303,000 | NON-REPRESENTATIVE SALE |
| 011 | 111545 | 0250 | 2/25/04 | \$284,950 | NON-REPRESENTATIVE SALE |
| 011 | 221480 | 0080 | 1/30/06 | \$285,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 011 | 221480 | 0100 | 10/27/05 | \$114,094 | DOR RATIO;QUIT CLAIM DEED; |
| 011 | 221480 | 0100 | 10/4/04 | \$222,300 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 221480 | 0260 | 5/3/04 | \$163,446 | NO MARKET EXPOSURE; |
| 011 | 221480 | 0560 | 7/22/04 | \$213,844 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 221480 | 0560 | 3/12/04 | \$153,400 | BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 011 | 286560 | 0110 | 10/19/05 | \$317,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 289555 | 0030 | 8/10/06 | \$147,330 | QUIT CLAIM DEED |
| 011 | 289555 | 0130 | 4/1/04 | \$206,500 | TENANT |
| 011 | 289555 | 0190 | 1/11/05 | \$189,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 289555 | 0280 | 2/5/04 | \$197,500 | TENANT |
| 011 | 332681 | 0020 | 9/12/06 | \$350,000 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; |
| 011 | 332850 | 0410 | 11/3/04 | \$200,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 332850 | 0420 | 2/6/06 | \$391,750 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 332950 | 0100 | 6/3/05 | \$245,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 332950 | 0240 | 3/10/05 | \$196,500 | PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 011 | 332950 | 0320 | 5/19/04 | \$180,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 332950 | 0340 | 8/25/06 | \$89,961 | DOR RATIO;QUIT CLAIM DEED; |
| 011 | 332950 | 0690 | 5/20/04 | \$198,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 332951 | 0340 | 2/24/06 | \$71,352 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 332951 | 0850 | 6/4/04 | \$235,000 | NO MARKET EXPOSURE; |
| 011 | 332952 | 0080 | 7/28/04 | \$207,000 | GOVERNMENT AGENCY; |
| 011 | 332952 | 0160 | 11/2/04 | \$177,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 332952 | 0390 | 10/5/05 | \$189,808 | QUIT CLAIM DEED; STATEMENT TO DOR |
| 011 | 332953 | 0640 | 10/19/06 | \$347,950 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; |
| 011 | 332954 | 0050 | 3/24/04 | \$260,000 | RELOCATION - SALE TO SERVICE |
| 011 | 371700 | 0020 | 6/13/05 | \$95,000 | DOR RATIO;BUILDER OR DEVELOPER SALES |
| 011 | 371700 | 0160 | 3/28/06 | \$129,514 | DOR RATIO;CORPORATE AFFILIATES; |
| 011 | 371700 | 0170 | 5/12/06 | \$125,528 | DOR RATIO;CORPORATE AFFILIATES; |
| 011 | 371700 | 0180 | 5/12/06 | \$126,500 | DOR RATIO;CORPORATE AFFILIATES; |
| 011 | 371700 | 0190 | 3/28/06 | \$128,449 | ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO; |
| 011 | 371700 | 0230 | 2/27/06 | \$142,500 | CORPORATE AFFILIATES |
| 011 | 371700 | 0240 | 2/27/06 | \$142,500 | DOR RATIO;CORPORATE AFFILIATES |
| 011 | 371700 | 0250 | 2/27/06 | \$142,500 | CORPORATE AFFILIATES |
| 011 | 371700 | 0260 | 2/27/06 | \$142,500 | CORPORATE AFFILIATES |
| 011 | 564790 | 0030 | 3/25/04 | \$225,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 564790 | 0200 | 4/19/04 | \$241,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 011 | 564790 | 0700 | 1/2/04 | \$206,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 564790 | 0840 | 12/14/04 | \$263,450 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 011 | 664220 | 0040 | 3/24/06 | \$175,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 664220 | 0070 | 9/9/04 | \$245,200 | NO MARKET EXPOSURE; |
| 011 | 664876 | 0180 | 5/12/05 | \$295,000 | NO MARKET EXPOSURE; |
| 011 | 664877 | 0110 | 7/29/04 | \$334,850 | NO MARKET EXPOSURE; |
| 011 | 928620 | 0050 | 8/9/05 | \$251,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 001100 | 0025 | 12/18/06 | \$465,950 | UNFIN AREA |
| 012 | 001100 | 0025 | 5/3/04 | \$265,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 001100 | 0050 | 6/2/04 | \$310,000 | Diagnostic Outlier-SAS |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 012 | 001100 | 0060 | 1/7/05 | \$75,000 | DOR RATIO;%COMPL;PREVLAND<=25K |
| 012 | 030200 | 0495 | 2/17/04 | \$134,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 030200 | 0600 | 3/17/06 | \$250,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 030300 | 0400 | 1/21/05 | \$220,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 030300 | 0440 | 4/7/05 | \$225,000 | Lack of Representation-YrBltRen1931-40 |
| 012 | 102104 | 9022 | 5/12/04 | \$260,000 | Diagnostic Outlier-SAS |
| 012 | 102104 | 9023 | 8/23/06 | \$410,000 | Lack of Representation-Wtft |
| 012 | 102104 | 9034 | 6/21/06 | \$524,225 | Lack of Representation-LotSize |
| 012 | 102104 | 9071 | 2/2/06 | \$140,000 | %COMPL |
| 012 | 102104 | 9071 | 1/12/05 | \$60,000 | DOR RATIO;%COMPL |
| 012 | 102104 | 9072 | 2/2/06 | \$140,000 | %COMPL |
| 012 | 102104 | 9072 | 1/12/05 | \$60,000 | DOR RATIO;%COMPL |
| 012 | 142104 | 9086 | 3/25/04 | \$520,000 | RELOCATION - SALE BY SERVICE |
| 012 | 152104 | 9068 | 1/28/05 | \$140,319 | FORCED SALE |
| 012 | 152104 | 9104 | 5/20/04 | \$192,000 | NO MARKET EXPOSURE; |
| 012 | 152104 | 9107 | 12/22/05 | \$430,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 012 | 152104 | 9185 | 6/7/06 | \$130,303 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 240860 | 0070 | 12/12/05 | \$276,400 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 240860 | 0110 | 1/13/05 | \$266,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 012 | 248250 | 0030 | 10/29/04 | \$185,800 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 391400 | 0086 | 7/26/04 | \$59,500 | DOR RATIO |
| 012 | 401250 | 0050 | 8/4/04 | \$229,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401250 | 0080 | 8/17/05 | \$235,000 | NO MARKET EXPOSURE |
| 012 | 401280 | 0010 | 8/18/04 | \$185,000 | QUIT CLAIM DEED; |
| 012 | 401280 | 0050 | 8/29/05 | \$236,849 | SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 012 | 401320 | 0035 | 10/5/05 | \$450,000 | MULTI-PARCEL SALE; |
| 012 | 401320 | 0110 | 8/25/04 | \$100,000 | DOR RATIO |
| 012 | 401320 | 0115 | 6/17/05 | \$278,000 | Lack of Representation-Wtft |
| 012 | 401320 | 0145 | 5/20/05 | \$395,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401320 | 0225 | 1/15/04 | \$189,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401380 | 0020 | 7/27/04 | \$368,000 | NO MARKET EXPOSURE; |
| 012 | 401380 | 0020 | 6/22/04 | \$368,000 | RELOCATION - SALE TO SERVICE |
| 012 | 401380 | 0111 | 12/12/05 | \$331,000 | IMP COUNT |
| 012 | 401380 | 0190 | 2/15/05 | \$154,761 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401440 | 0066 | 3/9/04 | \$165,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401440 | 0115 | 9/2/04 | \$387,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 401440 | 0145 | 6/22/05 | \$401,997 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR |
| 012 | 401440 | 0180 | 6/3/04 | \$87,500 | DOR RATIO;SEGREGATION AND/OR MERGER |
| 012 | 401440 | 0285 | 11/1/04 | \$140,000 | DOR RATIO |
| 012 | 401440 | 0291 | 7/20/04 | \$110,000 | DOR RATIO |
| 012 | 401440 | 0294 | 7/21/04 | \$120,000 | DOR RATIO |
| 012 | 401440 | 0392 | 11/8/06 | \$225,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 551560 | 0120 | 1/30/06 | \$975,000 | BUILDER OR DEVELOPER SALES |
| 012 | 551560 | 0125 | 1/30/06 | \$850,205 | BUILDER OR DEVELOPER SALES |
| 012 | 551560 | 0140 | 7/5/06 | \$483,000 | IMP COUNT |
| 012 | 553000 | 0040 | 3/11/05 | \$213,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; |

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 012 | 570860 | 0100 | 8/11/04 | \$245,000 | RELOCATION - SALE TO SERVICE |
| 012 | 570860 | 0100 | 8/11/04 | \$245,000 | NON-REPRESENTATIVE SALE |
| 012 | 608460 | 0180 | 3/18/04 | \$17,150 | DOR RATIO;QUIT CLAIM DEED |
| 012 | 608460 | 0270 | 10/28/05 | \$92,229 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 012 | 608460 | 0380 | 6/28/04 | \$92,394 | DOR RATIO;QUIT CLAIM DEED; |
| 012 | 769600 | 0130 | 8/23/05 | \$245,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 012 | 790540 | 0060 | 3/13/06 | \$250,100 | NON-REPRESENTATIVE SALE |
| 012 | 800140 | 0150 | 5/6/04 | \$275,000 | RELOCATION - SALE TO SERVICE |
| 012 | 800140 | 0180 | 2/28/04 | \$259,900 | RELOCATION - SALE TO SERVICE |
| 012 | 800140 | 0290 | 8/24/05 | \$354,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 012 | 896195 | 0170 | 2/17/04 | \$118,156 | DOR RATIO;QUIT CLAIM DEED; |
| 012 | 896195 | 0220 | 1/20/04 | \$361,900 | RELOCATION - SALE BY SERVICE |
| 012 | 896195 | 0220 | 1/9/04 | \$361,900 | RELOCATION - SALE TO SERVICE |
| 012 | 896195 | 0270 | 10/12/06 | \$620,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 012 | 896196 | 0270 | 7/18/05 | \$346,500 | RELOCATION - SALE TO SERVICE |
| 012 | 926280 | 0004 | 2/15/05 | \$190,000 | QUIT CLAIM DEED; |
| 012 | 926280 | 0030 | 12/20/04 | \$227,000 | Lack of Representation-FairCond |
| 012 | 926280 | 0044 | 9/3/04 | \$190,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 012 | 926280 | 0094 | 5/31/05 | \$114,476 | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 012 | 926280 | 0189 | 9/28/04 | \$250,000 | MULTI-PARCEL SALE; |
| 012 | 926280 | 0195 | 9/8/06 | \$190,000 | PREVIMP<=25K |
| 012 | 926280 | 0195 | 1/17/06 | \$116,000 | PREVIMP<=25K |
| 012 | 926280 | 0195 | 1/27/05 | \$99,098 | PREVIMP<=25K;EXEMPT FROM EXCISE TAX |
| 012 | 926280 | 0210 | 10/10/06 | \$1,050,000 | Lack of Representation-3-5AV |
| 012 | 926280 | 0225 | 10/10/05 | \$385,000 | OBSOL |
| 012 | 926280 | 0249 | 2/6/06 | \$224,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 012 | 926280 | 0250 | 3/14/06 | \$243,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 012 | 926280 | 0277 | 11/10/06 | \$470,000 | Diagnostic Outlier-SAS |
| 012 | 926280 | 0325 | 10/12/06 | \$395,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 012 | 926280 | 0351 | 8/26/04 | \$120,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 012 | 926280 | 0372 | 11/3/06 | \$225,000 | Lack of Representation-FairCond |
| 012 | 926280 | 0379 | 4/26/05 | \$192,000 | Lack of Representation-YearBuild/Ren<1931 |
| 012 | 926280 | 0379 | 4/5/06 | \$300,000 | Lack of Representation-YearBuild/Ren<1931 |
| 012 | 926403 | 0140 | 4/22/04 | \$80,000 | DOR RATIO |

Vacant Sales Used in this Annual Update Analysis
Area 27

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|----------|--------|-------|------------|------------|----------|------|-------------|
| 9 | 032104 | 9132 | 3/13/2006 | 145000 | 103672 | N | N |
| 10 | 020000 | 0060 | 3/25/2006 | 200000 | 146803 | N | N |
| 10 | 232204 | 9091 | 8/7/2006 | 158000 | 521777 | N | N |
| 10 | 262204 | 9072 | 1/4/2005 | 235000 | 76666 | Y | N |
| 10 | 272204 | 9028 | 4/22/2005 | 165000 | 158122 | Y | N |
| 10 | 272204 | 9028 | 5/27/2004 | 120000 | 158122 | Y | N |
| 12 | 030200 | 0625 | 7/30/2004 | 58000 | 22680 | N | N |
| 12 | 030300 | 0435 | 3/30/2005 | 76000 | 14850 | N | N |
| 12 | 142104 | 9047 | 3/22/2005 | 40000 | 43996 | Y | N |
| 12 | 152104 | 9198 | 5/6/2005 | 70000 | 46173 | N | N |
| 12 | 401380 | 0005 | 4/1/2005 | 150000 | 62726 | Y | Y |
| 12 | 401440 | 0130 | 5/27/2004 | 27000 | 52272 | N | N |
| 12 | 401440 | 0200 | 12/12/2005 | 139000 | 100188 | N | N |
| 12 | 401440 | 0207 | 2/6/2006 | 35000 | 43560 | N | N |
| 12 | 401440 | 0211 | 8/30/2006 | 125000 | 194277 | N | N |
| 12 | 401440 | 0293 | 2/3/2006 | 250000 | 18386 | N | N |
| 12 | 769600 | 0080 | 12/19/2006 | 79950 | 13440 | N | N |
| 12 | 926280 | 0280 | 12/20/2005 | 500000 | 194713 | N | N |
| 12 | 926280 | 0378 | 8/27/2004 | 45000 | 11175 | N | N |

Vacant Sales Removed from this Annual Update Analysis
Area 27

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 10 | 000680 | 0031 | 11/9/2005 | 35000 | NON-REPRESENTATIVE SALE; |
| 10 | 020000 | 0093 | 5/3/2004 | 10000 | NON-REPRESENTATIVE SALE; |
| 10 | 022104 | 9028 | 9/6/2005 | 2941936 | MULTI-PARCEL SALE; |
| 10 | 232204 | 9033 | 3/16/2005 | 250000 | GOVERNMENT AGENCY; MULTI-PARCEL SALE; |
| 10 | 252204 | 9008 | 8/2/2004 | 155000 | GOVERNMENT AGENCY; |
| 10 | 352204 | 9013 | 12/16/2004 | 115000 | BUILDER OR DEVELOPER SALES; |
| 10 | 352204 | 9013 | 11/12/2004 | 115000 | BUILDER OR DEVELOPER SALES; |
| 10 | 352204 | 9038 | 5/3/2004 | 74484 | NON-REPRESENTATIVE SALE; |
| 10 | 362204 | 9012 | 9/15/2004 | 860000 | GOVERNMENT AGENCY; |
| 10 | 401680 | 0310 | 2/13/2004 | 78000 | DORRatio |
| 11 | 371700 | 0010 | 6/13/2005 | 95000 | BUILDER OR DEVELOPER SALES; |
| 11 | 371700 | 0030 | 6/13/2005 | 95000 | DORRatio |
| 12 | 030300 | 0405 | 1/20/2005 | 15000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 12 | 092104 | 9247 | 4/7/2004 | 60000 | NO MARKET EXPOSURE; |
| 12 | 102104 | 9042 | 4/4/2006 | 25000 | NO MARKET EXPOSURE; |
| 12 | 142104 | 9004 | 5/24/2006 | 45000 | DORRatio |
| 12 | 142104 | 9094 | 12/21/2005 | 29500 | DORRatio |
| 12 | 152104 | 9070 | 6/6/2006 | 170000 | MULTI-PARCEL SALE; |
| 12 | 390830 | 0010 | 9/18/2006 | 140000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 12 | 391400 | 0025 | 1/23/2006 | 13000 | DORRatio |
| 12 | 391430 | 0020 | 9/14/2005 | 20000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 12 | 401320 | 0240 | 11/22/2004 | 180000 | TEAR DOWN; |
| 12 | 401440 | 0290 | 2/9/2005 | 143000 | DORRatio |
| 12 | 401440 | 0317 | 6/23/2005 | 64500 | DORRatio |
| 12 | 401440 | 0318 | 1/4/2006 | 68500 | NO MARKET EXPOSURE; |
| 12 | 926280 | 0038 | 4/27/2005 | 69000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 12 | 926280 | 0280 | 6/11/2004 | 210000 | NO MARKET EXPOSURE; |



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr